



This is a digital copy of a book that was preserved for generations on library shelves before it was carefully scanned by Google as part of a project to make the world's books discoverable online.

It has survived long enough for the copyright to expire and the book to enter the public domain. A public domain book is one that was never subject to copyright or whose legal copyright term has expired. Whether a book is in the public domain may vary country to country. Public domain books are our gateways to the past, representing a wealth of history, culture and knowledge that's often difficult to discover.

Marks, notations and other marginalia present in the original volume will appear in this file - a reminder of this book's long journey from the publisher to a library and finally to you.

### Usage guidelines

Google is proud to partner with libraries to digitize public domain materials and make them widely accessible. Public domain books belong to the public and we are merely their custodians. Nevertheless, this work is expensive, so in order to keep providing this resource, we have taken steps to prevent abuse by commercial parties, including placing technical restrictions on automated querying.

We also ask that you:

- + *Make non-commercial use of the files* We designed Google Book Search for use by individuals, and we request that you use these files for personal, non-commercial purposes.
- + *Refrain from automated querying* Do not send automated queries of any sort to Google's system: If you are conducting research on machine translation, optical character recognition or other areas where access to a large amount of text is helpful, please contact us. We encourage the use of public domain materials for these purposes and may be able to help.
- + *Maintain attribution* The Google "watermark" you see on each file is essential for informing people about this project and helping them find additional materials through Google Book Search. Please do not remove it.
- + *Keep it legal* Whatever your use, remember that you are responsible for ensuring that what you are doing is legal. Do not assume that just because we believe a book is in the public domain for users in the United States, that the work is also in the public domain for users in other countries. Whether a book is still in copyright varies from country to country, and we can't offer guidance on whether any specific use of any specific book is allowed. Please do not assume that a book's appearance in Google Book Search means it can be used in any manner anywhere in the world. Copyright infringement liability can be quite severe.

### About Google Book Search

Google's mission is to organize the world's information and to make it universally accessible and useful. Google Book Search helps readers discover the world's books while helping authors and publishers reach new audiences. You can search through the full text of this book on the web at <http://books.google.com/>

*GENERAL LIBRARY of the  
UNIVERSITY OF MICHIGAN*

PRESENTED BY

*Commis of Banking*

*6/1/04*

HG  
2150  
.W6







**SEVENTH ANNUAL REPORT**

**OF THE**

**COMMISSIONER OF BANKING**

**ON THE CONDITION OF THE**

**Building and Loan Associations**  
12345  
**OF WISCONSIN.**

---

**Submitted to the Governor March 24, 1904.**



**MADISON**  
**DEMOCRAT PRINTING CO., STATE PRINTER**  
**1904**





SEVENTH ANNUAL REPORT

OF THE CONDITION OF THE

**Building and Loan Associations**

OF WISCONSIN.

---

MADISON, WIS., March 24, 1904.

HON. ROBERT M. LA FOLLETTE,

*Governor of Wisconsin.*

SIR:—In compliance with Section 2014-16, chapter 93, Wisconsin Statutes of 1898, I submit herewith the seventh annual report of this department of the general conduct and condition of the local building and loan associations of Wisconsin on December 31st, 1903, based upon the statements filed by them as required by law.

There are no foreign building and loan associations authorized to do business in this state.

The number of local building and loan associations reporting is fifty-three, being two less than a year ago. The West Superior Building and Loan Association adopted a resolution to dissolve on March 16th, 1903. A similar resolution was adopted by the Waukesha Building and Loan Association on January 26th, 1904. The former has paid its depositors in full, the latter is undergoing liquidation.

No new associations were organized during the year covered by this report.

Notwithstanding the reduction in their number, the volume of business of the Building and Loan Associations has increased, the total assets on December 31st, 1903, exceeding the corresponding total on December 31st, 1902, by \$223,834.77. A detailed comparative table of the principal items of assets and liabilities on the two dates named follows, to-wit:

RESOURCES.	Dec. 31, 1903	Dec. 31, 1902	Increase	Decrease.
Loans on mortgage security.....	\$3,210,573 08	\$2,962,958 80	\$247,614 28	.....
Loans on stock security.....	235,001 32	271,326 95	13,674 37	.....
Loans on other security.....	28,798 86	45,625 06	.....	\$18,826 20
Real estate.....	119,034 12	137,444 42	.....	18,410 30
Bills receivable.....	24,463 01	10,678 72	13,784 29	.....
Cash on hand and in banks.....	86,394 58	101,778 94	.....	15,384 36
<b>LIABILITIES.</b>				
Installment stock.....	\$2,917,266 41	\$2,822,383 75	\$94,922 66	.....
Paid up stock.....	199,535 00	146,492 50	53,042 50	.....
Fund for contingent losses.....	39,663 46	33,449 67	6,213 79	.....
Bills payable.....	163,195 18	76,765 65	86,429 23	.....
Profits unapportioned and undivided.	438,229 19	471,343 45	.....	\$33,114 26

A large decrease in unapportioned profits, amounting to \$33,114.26 will be observed. This is accounted for by the retirement of some \$67,000 of matured stock in one of the associations, which entailed the apportionment and distribution of nearly \$53,000 of profits.

The item of real estate is reduced from \$137,000 to \$119,000. Associations unfortunate enough to acquire real estate by foreclosure find it slow work to dispose of such property.

The fund reserved for contingent losses has grown from \$33,449.67 to \$39,663.46 which is but a fraction over 1 per cent. of the outstanding loans and, at the rate of its present growth, years will be required to accumulate the amount fixed by law as the minimum, to-wit: five per cent. of the outstanding loans.

On the whole, the condition and development of the building and loan associations in Wisconsin have been eminently satisfactory of recent years. Devised, as it is, to accumulate and invest the savings mainly of people of small means, the legitimate building and loan association occupies a prominent place among the meritorious economic institutions of the age and enjoys a

well deserved prestige. Strictly mutual and co-operative, it offers no allurements to promoters and schemers.

Of late years, however, the fertile field hitherto occupied by building and loan associations has been invaded by what is known as investment companies, many of which bear the ear marks of "get-rich-quick" schemes. Often in their titles are included the words "co-operative" and "building," etc., which lead unwary investors to believe them to be regularly organized building and loan associations, and such titles undoubtedly carry with them the prestige of such associations. I believe that legitimate building and loan associations are entitled to some sort of protection against these encroachments.

In my last annual report, I pointed to the insufficiency of the law then existing and known as chapter 216, laws of 1899, intended to control organizations described therein as "investment, loan, benefit, trust or guarantee companies, for the licensing, control and management of which there is no law now in force in this state, and which such associations or corporations shall solicit payments to be made to themselves either in a lump sum or periodically or on the installment plan, issuing therefor so called bonds, shares, coupons, certificates of membership or other evidence of obligation or agreement or pretended agreement to return to the holder thereof, money or anything of value at some future date \* \* \* \*". Every such concern, if foreign, was required under this law to "have and keep on deposit with the State Treasurer, in trust, for the benefit and security of all its members in this state, one hundred thousand dollars \* \* \* \*".

"But"—to quote further from my above mentioned report—"the requirement of a deposit of \$100,000 seems to apply only to foreign associations and investment companies." And I then recommend that the law be strengthened and all its provisions be made applicable to investment companies, whether incorporated or not, organized in this state as well. In these recommendations I was sustained by the League of Building and Loan Associations of Wisconsin, whose delegation appeared before the committee of the Legislature in support of a bill drawn with that end in view. However, the bill was amended by leaving out all

reference to "local" investment companies, and the law, as enacted and known as chapter 374, laws of 1903, applies only to foreign concerns of the character described. Thus the barrier which, under the former law, partly protected the people of this state against local "get-rich-quick" concerns has been lifted and, as a result, Wisconsin is now infested with them.

It seems to me imperative that legislation be enacted placing all local investment companies such as are described in said chapter, under state control or supervision. Those doing legitimate business will welcome such supervision; others should be suppressed.

Respectfully submitted,  
MARCUS C. BERGH,

# ABSTRACT OF REPORTS

OF

## BUILDING AND LOAN ASSOCIATIONS.

DECEMBER 31ST, 1903.

### RESOURCES.

Loans on mortgage security .....	\$3,210,574 08
Loans on stock security .....	285,001 32
Loans on other securities .....	26,798 86
Stocks, bonds and securities .....	6,715 00
Real estate .....	119,034 12
Furniture and fixtures .....	2,791 10
Stationery and supplies .....	701 35
Bills receivable .....	24,463 01
Due for stock assessments .....	9,030 95
Due for insurance and taxes paid for borrowers .....	6,598 73
Interest due .....	25,430 57
Premiums fines and fees due .....	3,298 03
Expense account .....	1,403 64
Foreclosure judgments .....	8,783 32
Other resources .....	2,747 89
Cash on hand and in bank .....	86,394 58
<b>Total resources .....</b>	<b>\$3,819,768 55</b>

### LIABILITIES.

Installment stock in force .....	\$2,917,276 41
Full paid stock in force .....	199,535 00
Fund for contingent losses .....	39,663 46
Deposits .....	29,887 97
Bills payable .....	163,195 18
Incomplete loans .....	11,541 89
Advance payments .....	10,735 80
Dividends, surplus and undivided profits .....	438,229 19
Other liabilities .....	9,703 55
<b>Total liabilities .....</b>	<b>\$3,819,768 55</b>

### RECORD OF SHARES.

	<i>Installment stock.</i>	<i>Full paid stock.</i>
Shares of stock issued during the year .....	26,574½	794
Shares of stock withdrawn during the year .....	20,310½	409½
Present total number of shares in force .....	103,037	1,679
Number of shares pledged for loans .....	35,841	



---

REPORTS

OF

**Building and Loan Associations**

---

# ANTIGO BUILDING AND LOAN ASSOCIATION,

*Antigo, Wisconsin.*

Incorporated July 2, 1902.      Authorized Capital, \$500,000.

Statement December 31, 1903.

I. D. STEFFIN, President .....	Antigo, Wis.
RICHARD KEOBKE, Treasurer .....	Antigo, Wis.
HENRY HAY, Secretary .....	Antigo, Wis.
HENRY HAY, Attorney .....	Antigo, Wis.

## DIRECTORS.

I. D. STEFFIN,	A. M. ARNISON,	HARRY HOPKINS,
RICHARD KEOBKE,	HENRY HAY,	CHARLES DAHLMAN,
J. J. LAUGHLIN,	JOHN OLK,	H. A. KOHL,
		ED. CODY,

## RESOURCES.

Loans on mortgage security on real estate.....	\$1,783 00
Stationery and supplies .....	25 00
Due for stock assessments .....	372 07
Interest due .....	9 10
Total .....	<u>\$2,189 17</u>

## LIABILITIES.

Installment stock in force .....	\$1,974 67
Fund for contingent losses .....	88 00
Borrowed money .....	25 27
Undivided profits .....	101 23
Total .....	<u>\$2,189 17</u>



# REPORTS OF BUILDING AND LOAN ASSOCIATIONS. 11

*Report for year ending December 31st, 1903.*

## RECEIPTS.

Dues on installment stock .....	\$1,194 50
Stock loans repaid .....	35 35
Borrowed money .....	25 27
Pass-book and membership fees .....	49 16
Interest .....	85 95
Premiums .....	53 00
Fines .....	12 38
Total .....	<u>\$1,455 61</u>

## DISBURSEMENTS.

Loans on mortgage security .....	\$1,083 00
Loans on stock security .....	35 00
Installment stock withdrawn .....	156 00
Bills payable .....	37 95
Commissions paid .....	49 16
Other expenses .....	94 50
Total .....	<u>\$1,455 61</u>

## RECORD OF SHARES.

	Installment.
Number of shares in force at beginning of year.....	462
Number of shares issued during term .....	38
Number of shares retired and withdrawn.....	25
Present total number of shares in force.....	475
Number of shares pledged for loans .....	19

## OFFICERS BONDED.

Secretary .....	\$1,000 00
-----------------	------------

## MUTUAL LOAN &amp; BUILDING ASSOCIATION,

*Appleton, Wisconsin.*

Incorporated Aug. 22, 1892.    Authorized Capital, \$200,000.00

Statement December 31, 1903.

JAMES PEARSON, President .....	Appleton, Wis.
JOS. ROSSMEISAL, Treasurer .....	Appleton, Wis.
ELIZABETH MCGILL, Secretary .....	Appleton, Wis.
T. H. RYAN, Attorney .....	Appleton, Wis.

**DIRECTORS.**

JAMES PEARSON.	MIKE GARVEY.	ELIZABETH MCGILL,
JOS. ROSSMEISAL.	T. H. RYAN,	W. L. LAMB,
B. J. ZIEHLKE,		L. L. SANDBORN.

**RESOURCES.**

Loans on mortgage security on real estate.....	\$41,601 39
Loans on other securities .....	615 00
Real estate .....	7,012 22
Furniture and fixtures .....	30 00
Stationery and supplies .....	5 00
Bills receivable .....	1,022 44
Due for stock assessments .....	710 15
Due for insurance and taxes paid for borrowers.....	773 86
Interest due .....	415 16
Premiums and fees due .....	17 50
Cash on hand and in bank .....	310 81
Total .....	<u>\$52,513 53</u>

**LIABILITIES.**

Installment stock in force .....	\$19,212 45
Fund for contingent losses .....	1,022 44
Borrowed money .....	4,550 00
Advance payments .....	27,686 93
Undivided profits .....	41 71
Total .....	<u>\$52,513 53</u>

# REPORTS OF BUILDING AND LOAN ASSOCIATIONS. 13

*Report for year ending December 31st, 1903.*

## RECEIPTS.

Cash on hand at close of last year.....	\$232 94
Dues on installment stock .....	8,305 94
Mortgage loans repaid .....	11,494 64
Stock loans repaid .....	100 00
Bills payable .....	4,850 00
Advance payments on stock .....	17,345 00
Insurance and taxes refunded by borrowers.....	47 50
Rents .....	376 37
Pass-book and membership fees .....	72 54
Interest .....	2,312 89
<b>Total .....</b>	<b>\$45,137 82</b>

## DISBURSEMENTS.

Loans on mortgage security .....	\$14,025 47
Installment stock withdrawn .....	6,103 59
Matured stock retired .....	950 00
Bills payable .....	1,650 00
Insurance paid for borrowers .....	7 00
Interest, or profits, paid on installment stock .....	385 40
Interest, or profits, paid on matured stock retired .....	38 40
Interest paid on bills payable .....	125 90
Salaries paid .....	690 00
Taxes on association property .....	72 65
Other expenses .....	87 90
Real estate acquired .....	16 92
Other items viz.:	
Stock "C" .....	19,321 00
Interest on stock "C" .....	1,225 63
Contingent fund .....	127 15
Cash on hand .....	310 81
<b>Total .....</b>	<b>\$45,137 82</b>

## RECORD OF SHARES.

	Installment.
Number of shares in force at beginning of year.....	1,348
Number of shares issued during the term.....	520
Number of shares retired and withdrawn.....	140
Present total number of shares in force.....	1,728
Number of shares pledged for loans .....	818

## AMOUNTS OF COMPENSATION AND TO WHOM PAID.

James Pearson, President .....	\$50 00
Elizabeth McGill, Secretary .....	600 00
Jos. Rossmelsal, Treasurer .....	40 00

## OFFICERS BONDED.

President .....	\$500 00
Secretary .....	2,500 00
Treasurer .....	2,500 00

# 14    REPORTS OF BUILDING AND LOAN ASSOCIATIONS.

## ASHLAND COUNTY BUILDING, LOAN & INVEST- MENT ASSOCIATION.

*Ashland, Wisconsin.*

Incorporated March 11, 1902.    Authorized Capital, \$2,000,000

Statement December 31, 1903.

C. N. CRAMER, President .....	Ashland, Wis.
R. B. PRINCE, Treasurer .....	Ashland, Wis.
V. J. QUAM, Secretary .....	Ashland, Wis.
C. A. LAMOREUX, Attorney .....	Ashland, Wis.

### DIRECTORS.

C. N. CRAMER.	J. W. CLARKE.	R. B. PRINCE.
J. H. TAYLOR.	GEO. W. DOPP.	THOS. EDWARDS.
J. WELMAN.	L. ONRA.	S. LUNDE.
O. W. WILLIAMS.	J. I. LEVY.	WM. RITCHIE.

### RESOURCES.

Loans on mortgage security on real estate.....	\$13,000 00
Loans on stock security .....	100 00
Loans on other security .....	838 64
Cash on hand and in bank .....	252 15
Total .....	<u>\$14,190 79</u>

### LIABILITIES.

Installment stock in force .....	\$10,639 35
Full paid stock in force .....	1,900 00
Fund for contingent losses .....	6 11
Borrowed money .....	1,000 00
Undivided profits .....	645 33
Total .....	<u>\$14,190 79</u>

*Report for year ending December 31st, 1903.*

**RECEIPTS.**

Cash on hand at close of last year.....	\$404 68
Dues on installment stock .....	5,147 25
Full paid stock .....	1,000 00
Bills payable .....	2,600 00
Interest .....	723 01
Fines .....	27 90
Rents .....	92 10
Refund on withdrawals .....	42 00
Total .....	<u>\$10,036 94</u>

**DISBURSEMENTS.**

Loans on mortgage security .....	\$5,400 00
Loans on stock security .....	100 00
Installment stock withdrawn .....	930 02
Full paid stock withdrawn or retired .....	900 00
Bills payable .....	2,100 00
Interest, or profits, paid on installment stock withdrawn.....	1 49
Interest, or profits, paid on full paid stock withdrawn or retired; interest paid on bills payable .....	115 51
Salaries paid .....	148 50
Commissions paid .....	15 00
Other expenses .....	74 27
Cash on hand .....	252 15
Total .....	<u>\$10,036 94</u>

**RECORD OF SHARES.**

	Installment.
Number of shares in force April 1, 1903.....	893
Number of shares issued during nine months.....	195
Number of shares retired and withdrawn during nine months.....	100
Present total number of shares in force .....	988
Number of shares pledged for loans .....	183

**AMOUNTS OF COMPENSATION AND TO WHOM PAID.**

V. J. Quam, Secretary .....	\$15 per month
Four members of board of managers get 75c each for each meeting and are fined 75c each meeting they are absent.	

**OFFICERS BONDED.**

Treasurer .....	\$4,000 00
Secretary .....	2,500 00
President .....	1,000 00
Vice President .....	1,000 00
Attorney .....	500 00

## ASHLAND SAVING &amp; LOAN ASSOCIATION,

*Ashland, Wisconsin.*

Incorporated May, 1887.

Authorized Capital, \$500,000

Statement December 31, 1903.

BURT. OLSON, President .....	Ashland, Wis.
C. A. RUDQUIST, Treasurer .....	Ashland, Wis.
BEN. S. SMITH, Secretary .....	Ashland, Wis.
GEORGE F. MERRILL, Attorney .....	Ashland, Wis.

**DIRECTORS.**

BEN. S. SMITH,	J. YDERSTAD,	GEO. F. MERRILL,
B. OLSON,	J. WILMAN,	T. E. PUGH,
J. S. ELLIS,	THEO. R. YANKETE,	J. H. BURCH.

**RESOURCES.**

Loans on mortgage security on real estate .....	\$20,228 58
Loans on stock security .....	1,350 00
Due for stock assessments .....	81 95
Due for insurance and taxes paid for borrowers .....	114 98
Interest due .....	31 65
Cash on hand and in bank .....	210 25
Total .....	<u>\$22,017 41</u>

**LIABILITIES.**

Installment stock in force .....	\$18,532 31
Fund for contingent losses .....	600 00
Deposits .....	2,820 00
Advance payments .....	65 10
Total .....	<u>\$22,017 41</u>

# REPORTS OF BUILDING AND LOAN ASSOCIATIONS. 17

*Report for year ending December 31st, 1903.*

## RECEIPTS.

Cash on hand at close of last year .....	\$ 06
Dues on installment stock .....	2,906 90
Mortgage loans repaid .....	3,047 87
Stock loans repaid .....	400 00
Bills payable .....	5,000 00
Insurance and taxes refunded by borrowers .....	107 54
Premiums .....	2,402 38
Fines .....	34 15
Prepayment fee .....	4 00
Total .....	<u>\$13,902 90</u>

## DISBURSEMENTS.

Loans on mortgage security .....	\$3,600 00
Installment stock withdrawn .....	585 25
Matured stock retired .....	2,247 25
Bills payable .....	4,928 27
Mortgage account .....	6 75
Taxes paid for borrowers .....	70 61
Interest, or profits, paid on installment stock withdrawn.....	108 99
Interest, or profits, paid on matured stock retired.....	1,602 75
Interest paid on bills payable .....	229 93
Salaries paid .....	300 00
Other expenses .....	12 85
Cash on hand .....	210 25
Total .....	<u>\$13,902 90</u>

## RECORD OF SHARES.

Number of shares in force at beginning of year.....	Installment. 247¾
Number of shares issued during term .....	26
Number of shares retired and withdrawn .....	27½
Present total number of shares in force .....	246¼
Number of shares pledged for loans .....	107½

## AMOUNTS OF COMPENSATION AND TO WHOM PAID.

Ben. S. Smith, Secretary .....	\$300 00
--------------------------------	----------

## OFFICERS BONDED.

Secretary .....	\$2,000 00
Treasurer .....	2,000 00

# CHIPPEWA COUNTY BUILDING, LOAN & INVEST- MENT ASSOCIATION,

*Chippewa Falls, Wisconsin.*

Incorporated July 7, 1902.      Authorized Capital, \$2,000,000

Statement December 31, 1903.

C. A. STANLEY, President .....	Chippewa Falls, Wis.
CHAS. A. MANDELERT, Treasurer .....	Chippewa Falls, Wis.
JOHN A. MORRIS, Secretary .....	Chippewa Falls, Wis.
THOS. B. LEONARD, Attorney .....	Chippewa Falls, Wis.

## DIRECTORS.

GEO. B. McCALL,	L. A. FLETCHER,	H. B. COLEMAN,
W. E. ENNESSY,	C. A. MANDELERT,	M. A. POZNANSKI,
FRANK W. JENKINS,	JOHN A. DUNCAN,	FRANK LACHNAY,
C. A. STANLEY,	JOHN WILLETT.	

## RESOURCES.

Loans on mortgage security on real estate .....	\$3,650 09
Expenses, salaries and interest .....	885 67
Cash on hand and in bank .....	685 05
Total .....	<u>\$5,220 72</u>

## LIABILITIES.

Installment stock in force .....	\$4,683 65
Full paid stock in force .....	300 00
Undivided profits .....	237 07
Total .....	<u>\$5,220 72</u>



# REPORTS OF BUILDING AND LOAN ASSOCIATIONS. 19

*Report for year ending December 31st, 1903.*

## RECEIPTS.

Cash on hand at close of last year.....	\$22 07
Dues on installment stock .....	3,667 68
Full paid stock .....	100 00
Pass-book and membership fees .....	42 00
Interest .....	188 07
Fines .....	25
Total .....	<u>\$4,020 07</u>

## DISBURSEMENTS.

Loans on mortgage security .....	\$2,750 00
Installment stock withdrawn .....	221 17
Interest paid on full paid stock .....	12 50
Salaries paid .....	250 00
Other expenses .....	101 35
Cash on hand .....	685 05
Total .....	<u>\$4,020 07</u>

## RECORD OF SHARES.

	Installment.
Number of shares in force at beginning of year .....	593
Number of shares issued during term .....	104
Number of shares retired and withdrawn .....	44
Present total number of shares in force .....	653

## AMOUNTS OF COMPENSATION AND TO WHOM PAID.

John A. Morris, Secretary, per year .....	\$200 00
---	----------

## OFFICERS BONDED.

President .....	\$1,000 00
Vice President .....	1,000 00
Treasurer .....	3,000 00
Secretary .....	2,000 00
Attorney .....	500 00

## CITIZENS LOAN &amp; BUILDING ASSOCIATION,

*Eau Claire, Wisconsin.*

Incorporated June 29, 1889.      Authorized Capital \$5,000,000

Statement December 31, 1903.

R. J. KEPLER, President .....	Eau Claire, Wis.
W. K. COFFIN, Treasurer .....	Eau Claire, Wis.
M. B. HUBBARD, Secretary .....	Eau Claire, Wis.
M. B. HUBBARD, Attorney .....	Eau Claire, Wis.

**DIRECTORS.**

R. J. KEPLER,	M. B. HUBBARD,	W. K. COFFIN,
H. T. LANGE,	OLE ARNSTAD,	E. W. ALLEN,
C. W. HAYES,	A. T. HOFFMAN,	GEO. F. DUNCAN.

**RESOURCES.**

Loans on mortgage security on real estate.....	\$29,005 85
Loans on stock security .....	2,850 00
Real estate .....	20,100 00
Furniture and fixtures .....	400 00
Bills receivable .....	11,244 70
Due for insurance and taxes paid for borrowers.....	182 98
Cash on hand and in bank .....	682 93
Total .....	<u>\$64,466 56</u>

**LIABILITIES.**

Installment stock in force .....	\$49,585 22
Full paid stock in force .....	12,950 00
Fund for contingent losses .....	1,931 34
Total .....	<u>\$64,466 56</u>

# REPORTS OF BUILDING AND LOAN ASSOCIATIONS. 21

*Report for year ending December 31st, 1903.*

## RECEIPTS.

Cash on hand at close of last year.....	\$201 36
Dues on installment stock .....	12,083 86
Full paid stock .....	6,500 00
Mortgage loans repaid .....	4,813 68
Stock loans repaid .....	90 00
Insurance and taxes .....	240 29
Contracts .....	3,647 77
Interest .....	2,779 38
Premium .....	157 45
Fines .....	1 20
Sales of real estate .....	433 30
Rents .....	1,726 25
Expense .....	96 00
Total .....	<u>\$32,770 54</u>

## DISBURSEMENTS.

Loans on mortgage security .....	\$7,470 00
Loans on stock security .....	2,940 00
Installment stock withdrawn and retired .....	12,883 41
Full paid stock withdrawn or retired.....	4,800 00
Real estate acquired .....	751 61
Insurance paid for borrowers .....	60 30
Taxes paid for borrowers .....	380 56
Interest or profits paid on installment stock withdrawn.....	182 46
Interest or profits paid on full paid stock withdrawn or retired.....	601 45
Salaries paid .....	900 00
Taxes on association property .....	572 26
Insurance on association property .....	142 65
Other expenses .....	395 91
Rents paid back .....	7 00
Cash on hand .....	682 93
Total .....	<u>\$32,770 54</u>

## RECORD OF SHARES.

	Installment.
Number of shares in force at beginning of year.....	1,393½
Number of shares issued during the term.....	149
Number of shares retired and withdrawn.....	326
Present total number of shares in force .....	1,216½
Number of shares pledged for loans .....	402

## AMOUNTS OF COMPENSATION AND TO WHOM PAID.

M. B. Hubbard, Secretary .....	\$900 00
--------------------------------	----------

## OFFICERS BONDED.

Treasurer .....	\$2,500 00
Secretary .....	2,500 00
Bookkeeper and Cashier .....	1,500 00

# EAU CLAIRE SAVINGS, LOAN & BUILDING ASSOCIATION,

*Eau Claire, Wisconsin.*

Incorporated July 28, 1877.      Authorized Capital \$2,000,000

Statement December 31, 1903.

E. H. PLAYTER, President .....	Eau Claire, Wis.
JAMES T. JOYCE, Treasurer .....	Eau Claire, Wis.
M. B. WYMAN, Secretary .....	Eau Claire, Wis.
GEO. C. TEALL, Attorney .....	Eau Claire, Wis.

## DIRECTORS.

E. H. PLAYTER,	M. B. WYMAN,	GEO. T. THOMPSON,
GEO. C. TEALL,	E. C. FRENCH,	J. T. TINKER,
F. W. WOODARD,	J. F. McGRATH,	OLE HANSON,
EDWIN GREENE,	JAMES T. JOYCE,	D. S. THOMAS,
MARSHALL COUSINS,	E. C. KNEELAND,	C. B. DANIELS.

## RESOURCES.

Loans on mortgage security on real estate.....	\$18,300 00
Loans on other security .....	1,990 85
Real estate .....	4,125 00
Foreclosure judgment .....	301 63
Due for stock assessments .....	438 00
Due for insurance and taxes paid for borrowers.....	337 86
Interest due .....	386 50
Premiums and fees due .....	251 40
Fines due .....	21 70
Cash on hand and in bank .....	1,661 84
Total .....	<u>\$27,804 78</u>

## LIABILITIES.

Installment stock in force .....	\$22,401 00
Fund for contingent losses .....	991 00
Undivided profits .....	4,412 78
Total .....	<u>\$27,804 78</u>

# REPORTS OF BUILDING AND LOAN ASSOCIATIONS. 23

*Report for year ending December 31st, 1903.*

## RECEIPTS.

Cash on hand at close of last year.....	\$642 89
Dues on installment stock .....	5,626 00
Mortgage loans repaid .....	500 00
Insurance and taxes refunded by borrowers.....	473 32
Interest .....	1,948 55
Premium .....	1,048 96
Passbook and membership fees .....	75
Fines .....	36 30
Real estate sales .....	2,712 00
Rents .....	312 06
Total .....	<u>\$13,300 82</u>

## DISBURSEMENTS.

Loans on mortgage security .....	\$3,400 00
Installment stock withdrawn .....	6,240 00
Interest or profits paid on installment stock withdrawn.....	1,224 90
Insurance paid for borrowers .....	11 08
Salaries paid .....	325 00
Taxes on association property .....	207 25
Insurance on association property .....	28 80
Other expenses .....	130 90
Repairs .....	63 02
Paid on foreclosure judgment .....	8 03
Cash on hand .....	1,661 54
Total .....	<u>\$13,300 82</u>

## RECORD OF SHARES.

	Installment.
Number of shares in force at beginning of year .....	463
Number of shares issued during year .....	104
Number of shares retired and withdrawn .....	138
Present total number of shares in force .....	429
Number of shares pledged for loans .....	91½

## AMOUNTS OF COMPENSATION AND TO WHOM PAID.

Jas. T. Joyce, Treasurer .....	\$25 00
M. B. Wyman, Secretary .....	300 00

## OFFICERS BONDED.

Treasurer .....	\$5,000 00
Secretary .....	2,000 00

## HOME BUILDING &amp; LOAN ASSOCIATION,

*Eau Claire, Wisconsin.*

Incorporated Sept. 11, 1886.    Authorized Capital, \$2,000,000

Statement December 31, 1903.

E. H. PLAYTER, President .....	Eau Claire, Wis.
GEO. T. THOMPSON, Treasurer .....	Eau Claire, Wis.
M. B. WYMAN, Secretary .....	Eau Claire, Wis.
GEO. C. TEALL, Attorney .....	Eau Claire, Wis.

**DIRECTORS.**

M. B. WYMAN,	GEO. T. THOMPSON,	GEO. C. TEALL,
EDWIN GREENE,	E. H. PLAYTER,	CHAS. S. FELTON,
BRADY ANDERSON,	F. S. BOUCHARD,	E. C. KNEELAND,
WILLIAM ROWE,	JOHN URE,	W. H. KNEELAND,
ALBERT STEINFELDT,	ELBERT STOCKWELL,	C. B. DANIELS.

**RESOURCES.**

Loans on mortgage security on real estate.....	\$15,100 00
Loans on other security .....	1,370 00
Real estate .....	1,800 00
Furniture and fixtures .....	33 50
Stationery and supplies .....	14 20
Due for stock assessments .....	918 00
Due for insurance and taxes paid for borrowers.....	358 28
Interest due .....	308 00
Premiums .....	47 10
Premiums and fees due .....	16 10
Fines due .....	2,665 78
Cash on hand and in bank .....	
Total .....	<u>\$22,630 96</u>

**LIABILITIES.**

Installment stock in force .....	\$21,588 00
Fund for contingent losses .....	640 20
Advance payments .....	75 38
Undivided profits .....	327 38
Total .....	<u>\$22,630 96</u>

# REPORTS OF BUILDING AND LOAN ASSOCIATIONS. 25

*Report for year ending December 31st, 1903.*

## RECEIPTS.

Cash on hand at close of last year.....	\$1,840 51
Dues on installment stock .....	8,632 00
Mortgage loans repaid .....	1,800 00
Pass book and membership fees .....	1 25
Interest .....	1,441 21
Premium .....	561 30
Fines .....	12 35
Insurance and taxes refunded by borrowers .....	50 02
Sales of real estate .....	6,259 00
Rents .....	322 95
Total .....	<u>\$20,920 59</u>

## DISBURSEMENTS.

Loans on mortgage security .....	\$1,000 00
Installment stock withdrawn .....	14,760 00
Insurance paid for borrowers .....	35 00
Taxes paid for borrowers .....	43 92
Interest or profits paid on installment stock withdrawn.....	1,823 92
Salaries paid .....	250 00
Taxes on association property .....	84 70
Insurance on association property .....	2 70
Other expenses .....	88 75
Real estate repairs .....	162 82
Cash on hand .....	2,665 78
Total .....	<u>\$20,920 59</u>

## RECORD OF SHARES.

	Installment.
Number of shares in force at beginning of year.....	825
Number of shares issued during term .....	135
Number of shares retired and withdrawn .....	308
Present total number of shares in force .....	652
Number of shares pledged for loans .....	75½

## AMOUNTS OF COMPENSATION AND TO WHOM PAID.

Geo. T. Thompson, Treasurer .....	\$25 00
M. B. Wyman, Secretary .....	300 00

## OFFICERS BONDED.

Treasurer .....	\$5,000 00
Secretary .....	2,000 00

## 26    REPORTS OF BUILDING AND LOAN ASSOCIATIONS.

### FOND DU LAC BUILDING & LOAN ASSOCIATION,

*Fond du Lac, Wisconsin.*

Incorporated Jan. 18, 1900.    Authorized Capital, \$5,000,000.

Statement December 31, 1903.

C. B. KING, President .....	Fond du Lac, Wis.
G. A. KNAPP, Treasurer .....	Fond du Lac, Wis.
F. E. OSBORN, Secretary .....	Fond du Lac, Wis.
D. D. SUTHERLAND, Attorney .....	Fond du Lac, Wis.

#### DIRECTORS.

C. B. KING,	W. H. MILLER,	F. E. OSBORN,	A. J. VAN VALKENBURG,
R. G. PAXTON,	F. S. NICHOLSON,	J. T. THORSEN.	

#### RESOURCES.

Real estate .....	\$1,951 11
Stationery and supplies .....	68 42
Advanced for dividend account .....	5 00
Cash on hand and in bank .....	60 00
Total .....	<u>\$2,084 53</u>

#### LIABILITIES.

Installment stock in force .....	\$396 53
Full paid stock in force .....	1,300 00
Borrowed money .....	283 00
Undivided profits .....	105 00
Total .....	<u>\$2,084 53</u>



# REPORTS OF BUILDING AND LOAN ASSOCIATIONS. 27

*Report for year ending December 31st, 1903.*

## RECEIPTS.

Cash on hand at close of last year.....	\$432 75
Dues on installment stock .....	244 19
Full paid stock .....	700 00
Borrowed money .....	283 00
Rents .....	105 00
Total .....	<u>\$1,764 94</u>

## DISBURSEMENTS.

Installment stock withdrawn .....	\$70 00
Real estate acquired .....	1,607 84
Other expenses, viz.: Supplies .....	22 10
Advance dividend account .....	5 00
Cash on hand .....	60 00
Total .....	<u>\$1,764 94</u>

## RECORD OF SHARES.

	Installment.
Number of shares in force at beginning of year .....	63
Number of shares retired and withdrawn .....	20
Present total number of shares in force .....	43

## OFFICERS BONDED.

Secretary .....	\$1,000 00
-----------------	------------

## BROWN COUNTY BUILDING &amp; LOAN ASSOCIATION,

*Green Bay, Wisconsin.*

Incorporated Aug. 26, 1892.    Authorized Capital, \$5,000,000.

Statement December 31, 1903.

CHAS. JOANNES, President .....	Green Bay, Wis.
M. J. McCORMICK, Treasurer .....	Green Bay, Wis.
IVER J. TERP, Secretary .....	Green Bay, Wis.
CARLTON MERRILL, Attorney .....	Green Bay, Wis.

**DIRECTORS.**

CHARLES JOANNES,	A. SPUIER,	M. J. McCORMICK,
E. VANDEN BROAK,	A. T. OLMSTED,	ANDREW REID,
F. J. VAN LAAMER,	O. N. OLDENBURG,	W. N. HART,
A. D. WOODWARD,	J. G. JANSEN,	E. BOALER.

**RESOURCES.**

Loans on mortgage security on real estate.....	\$60,850 00
Loans on stock security .....	4,289 00
Due for stock assessments .....	177 60
Interest due .....	80 45
Cash on hand and in bank .....	190 04
Total .....	<u>\$65,587 09</u>

**LIABILITIES.**

Installment stock in force .....	\$42,613 70
Fund for contingent losses .....	298 76
Borrowed money .....	5,250 00
Advance payments .....	266 00
Surplus .....	14,127 15
Unearned premiums .....	2,750 65
Undivided profits .....	280 83
Total .....	<u>\$65,587 09</u>

# REPORTS OF BUILDING AND LOAN ASSOCIATIONS. 29

*Report for year ending December 31st, 1903.*

## RECEIPTS.

Cash on hand at close of last year.....	\$137 60
Dues on installment stock .....	9,522 20
Mortgage loans repaid .....	7,060 00
Stock loans repaid .....	3,990 00
Bills payable .....	26,069 80
Interest .....	3,470 67
Fees, other than membership .....	1 00
Fines .....	88 60
Individual accounts .....	649 80
Total .....	<u>\$50,959 67</u>
	<b>\$1,587,481 81</b>

## DISBURSEMENTS.

Loans on mortgage security .....	\$14,650 00
Loans on stock security .....	1,274 00
Installment stock withdrawn .....	3,666 90
Matured stock retired .....	4,710 00
Bills payable .....	21,319 80
Interest or profits paid on installment stock withdrawn.....	734 60
Interest or profits paid on matured stock retired.....	2,788 50
Interest paid on bills payable .....	234 88
Salaries paid .....	300 00
Contingent loss .....	71 00
Commissions paid on repaid loans .....	199 38
Other expenses .....	119 77
Advertising .....	29 50
Stationery and supplies .....	44 50
Individual accounts .....	626 80
Cash on hand .....	190 04
Total .....	<u>\$50,959 67</u>

## RECORD OF SHARES.

	Installment.
Number of shares in force at beginning of year.....	1,166
Number of shares issued during term .....	223
Number of shares retired and withdrawn .....	118
Present total number of shares in force.....	1,271
Number of shares pledged for loans .....	715

## AMOUNTS OF COMPENSATION AND TO WHOM PAID.

Iver J. Terp, Secretary .....	\$300 00
-------------------------------	----------

## OFFICERS BONDED.

President .....	\$1,000 00
Vice President .....	1,000 00
Treasurer .....	1,000 00
Secretary .....	1,000 00
Attorney .....	1,000 00

# FORT HOWARD BUILDING, LOAN & SAVINGS ASSOCIATION,

*Green Bay, Wisconsin.*

Incorporated Feb. 12, 1894.    Authorized Capital, \$1,000,000.

Statement December 31, 1903.

C. E. SHULTZ, President .....	Green Bay, Wis.
G. W. FISK, Treasurer .....	Green Bay, Wis.
H. F. CAMM, Secretary .....	Green Bay, Wis.
T. P. SILVERWOOD, Attorney .....	Green Bay, Wis.

## DIRECTORS.

C. E. SHULTZ,	P. H. SHEA.	WM. GRISWISCH,
M. EVANS,	H. F. CAMM,	M. VANDENBROOK,
W. H. MILLER,	H. AELING.	E. T. BARCLAY,
W. M. RINGSDORF,	A. C. OLSON,	

## RESOURCES.

Loans on mortgage security on real estate .....	\$6,700 00
Loans on stock security .....	100 00
Furniture and fixtures .....	60 00
Cash on hand and in bank .....	104 51
<b>Total</b> .....	<b>\$6,964 51</b>

## LIABILITIES.

Installment stock in force .....	\$1,433 97
Full paid stock in force .....	4,200 00
Fund for contingent losses .....	394 28
Divided profits .....	753 40
Undivided profits .....	47 86
Accrued interest full paid stock .....	135 00
<b>Total</b> .....	<b>\$6,964 51</b>

*Report for year ending December 31st, 1903.*

**RECEIPTS.**

Cash on hand at close of last year .....	\$209 70
Dues on installment stock .....	614 62
Full paid stock .....	3,200 00
Mortgage loans repaid .....	11,700 00
Stock loans repaid .....	665 00
Interest and premiums .....	840 40
<b>Total .....</b>	<b>\$17,229 72</b>

**DISBURSEMENTS.**

Loans on mortgage security .....	\$1 00
Installment stock retired .....	10,849 30
Full paid stock withdrawn or retired .....	1,500 00
Interest or profits paid on installment stock retired.....	4,569 83
Interest or profits paid on full paid stock withdrawn or retired.....	117 08
Salaries paid .....	70 00
Other expenses .....	18 00
Cash on hand .....	104 51
<b>Total .....</b>	<b>\$17,229 72</b>

**RECORD OF SHARES.**

	Installment.
Number of shares in force at beginning of year.....	400
Number of shares retired and withdrawn .....	327
Present total number of shares in force.....	73
Number of shares pledged for loans .....	73

**AMOUNTS OF COMPENSATION AND TO WHOM PAID.**

H. F. Camm, Secretary .....	\$250 00
G. W. Fisk, Treasurer .....	25 00

**OFFICERS BONDED.**

President .....	\$1,000 00
Treasurer .....	5,000 00
Secretary .....	3,000 00
Attorney .....	300 00

# 32    REPORTS OF BUILDING AND LOAN ASSOCIATIONS.

## UNION BUILDING, LOAN & SAVINGS ASSOCIATION,

*Green Bay and De Pere, Wisconsin.*

Incorporated March, 1894.    Authorized Capital, \$2,000,000.

Statement December 31, 1903.

W. E. FAIRFIELD, President .....	Green Bay, Wis.
W. P. WAGNER, Treasurer .....	Green Bay, Wis.
P. G. WRIGHT, Secretary .....	Green Bay, Wis.
F. C. CADY, Attorney .....	Green Bay, Wis.

### DIRECTORS.

W. E. FAIRFIELD,	P. G. WRIGHT.	W. D. COOKE.
A. REISE, JR.,	J. H. SERVOTTE.	C. T. KIMBALL, JR.,
H. W. BALDWIN,	W. H. GOODENOUGH,	M. J. MAES,
WM. WALKER,	JOHN VANDERLINDEN,	B. F. SMITH,
JOS. ROTHE,	C. J. THEILE,	ROBT. HOFFMAN.

### RESOURCES.

Loans on mortgage security on real estate.....	\$140,145 00
Loans on stock security .....	4,503 00
Furniture and fixtures .....	86 25
Bills receivable .....	100 00
Due for insurance and taxes paid for borrowers.....	722 95
Interest due .....	436 69
Fines due .....	168 89
Expense account .....	137 83
Cash on hand and in bank.....	106 44
Total .....	<u>\$146,407 05</u>

### LIABILITIES.

Installment stock in force .....	\$36,492 55
Full paid stock in force .....	10,975 00
Fund for contingent losses .....	530 04
Deposits .....	1,260 00
Borrowed money .....	21,665 26
Interest .....	1,200 00
Dividends on installment stock .....	22,685 00
Installment dues paid in advance .....	20 00
Undivided profits .....	1,529 20
Total .....	<u>\$146,407 05</u>

# REPORTS OF BUILDING AND LOAN ASSOCIATIONS. 33

*Report for year ending December 31st, 1903.*

## RECEIPTS.

Cash on hand at close of last year .....	\$210 41
Dues on installment stock .....	22,259 42
Full paid stock .....	15,025 00
Mortgage loans repaid .....	22,566 40
Stock loans repaid .....	4,920 00
Bills payable .....	79,358 54
Advance payments on stock .....	20 00
Interest .....	8,545 35
Fees, other than membership .....	23 40
Fines .....	93 46
Interest refunded by borrowers .....	284 00
Fines refunded .....	27 05
Undivided profits account over credit of dividends.....	75 99
Individual accounts .....	15,207 41
<b>Total .....</b>	<b>\$168,616 43</b>

## DISBURSEMENTS.

Loans on mortgage security .....	\$17,865 00
Loans on stock security .....	2,176 00
Installment stock withdrawn .....	2,983 10
Installment stock retired .....	10,816 39
Full paid stock withdrawn or retired .....	4,050 00
Matured stock retired .....	11,669 03
Bills payable .....	86,260 15
Interest or profits paid on installment stock withdrawn.....	157 02
Interest or profits paid on installment stock retired.....	3,784 62
Interest or profits paid on matured stock retired.....	4,286 55
Interest or profits paid on full paid stock withdrawn or retired.....	61 50
Interest paid on bills payable .....	1,297 80
Insurance paid for borrowers .....	10 00
Taxes paid for borrowers .....	212 21
Salaries paid .....	547 50
Interest due and charged .....	342 47
Fines charged .....	81 04
Other expenses .....	212 10
Contingent fund .....	79 25
Advanced interest credited to undivided profit account.....	480 00
Individual accounts .....	21,138 26
Cash on hand .....	106 44
<b>Total .....</b>	<b>\$168,616 43</b>

## RECORD OF SHARES.

Number of shares in force at beginning of year.....	3,099
Number of shares issued during term.....	460
Number of shares retired and withdrawn .....	418
Present total number of shares in force .....	3,141
Number of shares pledged for loans.....	2,017

## AMOUNTS OF COMPENSATION AND TO WHOM PAID.

W. P. Wagner, Treasurer .....	\$25 00
P. G. Wright, Secretary .....	540 00
W. E. Hopkins, Collector .....	35 00

## OFFICERS BONDED.

President .....	\$1,000 00
Vice President .....	1,000 00
Treasurer .....	6,000 00
Secretary .....	6,500 00
Collector .....	1,000 00
Attorney .....	1,000 00

# ROCK COUNTY BUILDING, LOAN & SAVINGS ASSOCIATION,

*Janesville, Wisconsin.*

Incorporated August, 1893.    Authorized Capital, \$2,000,000.

Statement December 31, 1903.

WALTER HELMS, President .....	Janesville, Wis.
S. B. SMITH, Treasurer .....	Janesville, Wis.
H. D. MURDOCK, Secretary .....	Janesville, Wis.
C. L. FIFIELD, Attorney .....	Janesville, Wis.

## **DIRECTORS.**

MRS. F. MARZLUFF,	C. E. RANOUS,	S. B. LEWIS,
C. D. CHILD,	P. J. MOUAT,	CARRIE J. ROGERS,
EVA CHILD,	WALTER HELMS,	JESSIE INMAN,
W. H. JUDD,	C. L. FIFIELD,	H. D. MURDOCK.

## **RESOURCES.**

Loans on mortgage security on real estate .....	\$17,050 00
Loans on stock security .....	200 00
Expense .....	46 50
Cash on hand and in bank .....	263 13
Total .....	<u>\$17,559 63</u>

## **LIABILITIES.**

Installment stock in force .....	\$15,876 15
Undivided profits .....	1,683 48
Total .....	<u>\$17,559 63</u>



*Report for year ending December 31st, 1903.*

**RECEIPTS.**

Cash on hand at close of last year.....	\$85 27
Dues on installment stock .....	1,165 40
Mortgage loans repaid .....	450 00
Stock loans repaid .....	200 00
Interest .....	1,835 65
<b>Total .....</b>	<b><u>\$3,736 32</u></b>

**DISBURSEMENTS.**

Full paid stock withdrawn, or retired .....	\$3,275 44
Salaries paid .....	187 50
Other expenses .....	10 25
Cash on hand .....	263 13
<b>Total .....</b>	<b><u>\$3,736 32</u></b>

**RECORD OF SHARES.**

	Installment.
Number of shares in force at beginning of year.....	282
Number of shares retired and withdrawn .....	33
Present total number of shares in force.....	249
Number of shares pledged for loans .....	191

**AMOUNTS OF COMPENSATION AND TO WHOM PAID.**

H. D. Murdock, Secretary, per annum.....	\$200 00
--	----------

**OFFICERS BONDED.**

Treasurer .....	\$7,000 00
Secretary .....	5,000 00

**KAUKAUNA BUILDING & LOAN ASSOCIATION,***Kaukauna, Wisconsin.*

Incorporated July 11, 1887.      Authorized Capital, \$500,000.

Statement December 31, 1903.

H. B. TANNER, President .....	Kaukauna, Wis.
H. S. COOK, Treasurer .....	Kaukauna, Wis.
H. WEIFENBACH, Secretary .....	Kaukauna, Wis.
E. A. BAKER, Attorney .....	Kaukauna, Wis.

**DIRECTORS.**

H. B. TANNER,	C. E. RAUGHT,	G. W. FARGO, JR.,
J. W. CLASPILL,	J. S. TONER,	H. S. COOK,
F. KOWALK,	J. HITING,	F. KALK.

**RESOURCES.**

Loans on mortgage security on real estate .....	\$83,100 00
Loans on stock security .....	1,500 00
Loans on other security .....	200 00
Due from stock assessments .....	1,050 00
Due for insurance and taxes paid for borrowers .....	63 57
Interest due .....	130 80
Fines due .....	24 90
Cash on hand and in bank .....	470 22
<b>Total .....</b>	<b>\$86,539 49</b>

**LIABILITIES.**

Installment stock in force .....	\$80,910 32
Fund for contingent losses .....	567 17
Borrowed money .....	4,800 00
Advance payments .....	262 00
<b>- Total .....</b>	<b>\$86,539 49</b>

# REPORTS OF BUILDING AND LOAN ASSOCIATIONS. 37

*Report for year ending December 31st, 1903.*

## RECEIPTS.

Cash on hand at close of last year .....	\$316 60
Dues on installment stock .....	23,091 80
Mortgage loans repaid .....	12,400 00
Stock loans repaid .....	600 00
Bills payable .....	10,300 00
Advance payments on stock .....	262 00
Insurance and taxes refunded by borrowers .....	90 02
Pass-book, membership fees and fines .....	268 15
Interest .....	4,377 97
Premiums .....	200 06
Other receipts, viz.:	
Profit and loss and discount .....	34 43
Earnings forfeited by withdrawal of stock .....	827 57
<b>Total .....</b>	<b>\$52,768 59</b>

## DISBURSEMENTS.

Loans on mortgage security .....	\$12,800 00
Loans on stock security .....	1,000 00
Installment stock withdrawn .....	7,270 35
Matured stock retired .....	3,542 00
Bills payable .....	5,500 00
Insurance paid for borrowers .....	8 80
Taxes paid for borrowers .....	85 42
Interest, or profits, paid on installment stock withdrawn .....	502 16
Interest, or profits, paid on matured stock retired .....	1,058 00
Interest paid on bills payable .....	80 85
Salaries paid .....	320 00
Other expenses .....	130 79
Cash on hand .....	470 22
<b>Total .....</b>	<b>\$52,768 59</b>

## RECORD OF SHARES.

Number of shares in force at beginning of year .....	Installment. 1,678
Number of shares issued during term .....	598
Number of shares retired and withdrawn .....	250
Present total number of shares in force .....	2,026
Number of shares pledged for loans .....	928

## AMOUNTS OF COMPENSATION AND TO WHOM PAID.

H. Weifenbach, Secretary .....	\$360 00
Auditing committee .....	30 00

## OFFICERS BONDED.

President .....	\$1,500 00
Secretary .....	1,000 00
Treasurer .....	1,000 00

# KENOSHA COUNTY BUILDING, LOAN AND INVESTMENT ASSOCIATION,

*Kenosha, Wisconsin.*

Incorporated May, 1902.

Authorized Capital, \$2,000,000.

Statement December 31, 1903.

JAMES PENNEFEATHER, Vice President.....	Kenosha, Wis.
CHARLES C. BROWN, Treasurer .....	Kenosha, Wis.
JOHN H. CORCORAN, Secretary .....	Kenosha, Wis.
JAMES CAVANAUGH, Attorney .....	Kenosha, Wis.

## DIRECTORS.

W. W. COOPER,	Z. G. SIMMONS, Jr.,	WILLIAM F. FISHER,
MATHIAS WERVE,	MICHAEL J. ISERMANN,	JOS. A. PITTS,
CHARLES C. BROWN,	JAMES PENNEFEATHER,	E. R. HEAD,
W. M. PUGH,	HERMAN BROCKHAUS,	WM. J. EVANS.

## RESOURCES.

Loans on mortgage security on real estate .....	\$18,130 00
Loans on stock security .....	789 00
Expense fund .....	650 00
Stationery and supplies .....	1 62
Due for stock assessments .....	106 78
Interest due .....	14 44
Fines due .....	14 80
Cash on hand and in bank .....	319 03
Total .....	<u>\$20,025 67</u>

## LIABILITIES.

Installment stock in force .....	\$13,845 53
Full paid stock in force .....	5,200 00
Fund for contingent losses .....	149 66
Incomplete loans .....	57 38
Advance payments .....	83 36
Personal accounts .....	24 66
Dividends apportioned .....	453 06
Salaries and fees .....	40 75
Dividends accrued on paid up stock .....	69 04
Expense fund .....	23 43
Undivided profits .....	79 00
Total .....	<u>\$20,025 67</u>

# REPORTS OF BUILDING AND LOAN ASSOCIATIONS. 39

*Report for year ending December 31st, 1903.*

## RECEIPTS.

Cash on hand at close of last year .....	\$369 58
Dues on installment stock .....	10,156 94
Full paid stock .....	2,450 00
Mortgage loans repaid .....	1,750 00
Stock loans repaid .....	308 00
Bills payable .....	1,500 00
Advance payments on stock .....	66 48
Pass-book and membership fees .....	220 50
Fees, other than membership .....	169 51
Interest .....	1,355 74
Fines .....	35 35
Other receipts, viz.:	
Advance payments on interest .....	16 88
Personal accounts .....	24 56
Total .....	<u>\$19,022 54</u>

## DISBURSEMENTS.

Loans on mortgage security .....	\$12,681 32
Loans on stock security .....	997 00
Installment stock withdrawn .....	866 34
Full paid stock withdrawn, or retired .....	1,500 00
Bills payable .....	1,500 00
Interest, or profits, paid on installment stock withdrawn .....	12 79
Interest, or profits, paid on full paid stock withdrawn or retired and in force .....	273 75
Interest paid on bills payable .....	7 86
Salaries paid .....	375 75
Commissions paid .....	160 50
Other expenses .....	160 20
Other items, viz.:	
Fees .....	119 25
Interest on loan to expense fund .....	48 76
Cash on hand .....	319 03
Total .....	<u>\$19,022 54</u>

## RECORD OF SHARES.

Number of shares in force at beginning of year .....	Installment. 1,168
Number of shares issued during term .....	294
Number of shares retired and withdrawn .....	113
Present total number of shares in force .....	1,349
Number of shares pledged for loans .....	298

## AMOUNTS OF COMPENSATION AND TO WHOM PAID.

John H. Corcoran .....	\$300 00
Five members, committee of managers, paid 75 cents for each meeting attended and fined 75 cents for non-attendance.	

## OFFICERS BONDED.

President .....	\$100 00
Vice President .....	100 00
Treasurer .....	3,000 00
Secretary .....	2,500 00
Attorney .....	100 00

# FOURTH MUTUAL LOAN & BUILDING ASSOCIATION,

*La Crosse, Wisconsin.*

Incorporated Aug. 3, 1889.      Authorized Capital, \$5,000,000.

Statement December 31, 1903.

D. S. McARTHUR, President .....	La Crosse, Wis.
F. H. HANKERSON, Treasurer .....	La Crosse, Wis.
C. R. BENTON, Secretary .....	La Crosse, Wis.
J. E. McCONNELL, Attorney .....	La Crosse, Wis.

## DIRECTORS.

W. R. CHAPMAN,	L. BAMBERGER,	H. E. ROGERS,
D. S. McARTHUR,	C. R. BENTON,	F. S. WALKER,
F. H. HANKERSON,	M. J. PITKIN,	E. D. FOX.

## RESOURCES.

Loans on mortgage security on real estate .....	\$11,766 17
Loans on stock security .....	354 65
Due for insurance and taxes paid for borrowers.....	347 29
Interest due .....	241 58
Premiums and fees due .....	74 26
Cash on hand and in bank .....	677 81
Total .....	<u>\$13,461 76</u>

## LIABILITIES.

Installment stock in force .....	\$3,221 50
Full paid stock in force .....	1,700 00
Fund for contingent losses .....	498 79
Borrowed money .....	1,450 00
Advance payments .....	530 00
Dividends installment shares .....	1,018 97
Dividends matured shares .....	42 50
Total .....	<u>\$13,461 76</u>

*Report for year ending December 31st, 1903.*

### RECEIPTS.

Cash on hand at close of last year .....	\$959 17
Dues on installment stock .....	4,491 50
Mortgage loans repaid, in full and in part .....	2,000 45
Stock loans repaid, in full and in part .....	125 35
Bills payable .....	950 00
Advance payments on stock .....	1,672 50
Insurance and taxes refunded by borrowers .....	54 72
Pass-book and membership fees .....	38 40
Interest .....	735 88
Premiums .....	173 17
<b>Total .....</b>	<b><u>\$11,201 14</u></b>

### DISBURSEMENTS.

Loans on mortgage security .....	\$1,312 20
Loans on stock security .....	385 00
Installment stock withdrawn .....	7,751 50
Taxes paid for borrowers .....	113 80
Interest, or profits, paid on installment stock withdrawn .....	554 03
Interest paid on bills payable .....	81 22
Salaries paid .....	74 82
Commissions paid .....	35 20
Other expenses .....	49 75
Other items, viz.:	
Dividends on matured stock .....	85 00
Interest on advance dues .....	80 81
Cash on hand .....	677 81
<b>Total .....</b>	<b><u>\$11,201 14</u></b>

### RECORD OF SHARES.

	Installment.
Number of shares in force at beginning of year .....	1,437
Number of shares issued during term .....	384
Number of shares retired and withdrawn .....	437
Present total number of shares in force .....	1,384
Number of shares pledged for loans .....	320

### AMOUNTS OF COMPENSATION AND TO WHOM PAID.

C. R. Benton, Secretary, per annum .....	\$74 82
--	---------

### OFFICERS BONDED.

Treasurer .....	\$5,000 00
Secretary .....	5,000 00

# LA CROSSE COUNTY BUILDING, LOAN & SAVINGS ASSOCIATION,

*La Crosse, Wisconsin.*

Incorporated July 2, 1894. Authorized Capital, \$2,000,000.

Statement December 31, 1903.

F. W. ROBBINS, President .....	La Crosse, Wis.
T. B. LAWRENCE, Treasurer .....	La Crosse, Wis.
C. S. VAN AUKEN, Secretary .....	La Crosse, Wis.
C. H. SCHWEIZER, Attorney .....	La Crosse, Wis.

## DIRECTORS.

JOSEPH BOSCHERT,	A. T. CLINTON,	A. KOHLHAUS,
JOHN RUSCHE,	JOHN HULBERG,	JOHN A. JENSEN,
JOHN P. SALZER,	F. W. A. TICHMER,	JOHN A. BAYER,
C. S. VAN AUKEN,	F. W. BARTL,	E. J. BERNET,
C. B. DICKSON,	R. C. KUHN,	G. H. MERMAN.

## RESOURCES.

Loans on mortgage security on real estate.....	\$86,700 60
Loans on stock security .....	18,735 13
U. S. bonds .....	5,000 00
Real estate .....	4,713 47
Bills receivable .....	9,440 62
Due for insurance and taxes paid for borrowers.....	1,318 75
Interest due .....	520 65
Premiums and fees due .....	215 00
Real estate sold .....	400 00
Cash on hand and in bank .....	8,531 58
Total .....	<u>\$135,575 80</u>

## LIABILITIES.

Installment stock in force .....	\$102,217 48
Fund for contingent losses .....	1,432 76
Advance payments .....	9 27
Dividends credited on pass books .....	31,841 29
Undivided profits .....	75 00
Total .....	<u>\$135,575 80</u>



*Report for year ending December 31st, 1903.*

**RECEIPTS.**

Cash on hand at close of last year .....	\$3,567 40
Dues on installment stock .....	14,375 75
Mortgage loans repaid .....	20,550 00
Stock loans repaid .....	18,897 70
Bills payable .....	1,000 00
Advance payments on stock .....	325 50
Insurance and taxes refunded by borrowers .....	225 00
Real estate sales .....	1,100 00
Rents .....	283 55
Fees, other than membership .....	71 70
Interest .....	7,034 60
Other receipts, viz.:	
Certificates of deposit .....	5,000 00
Bills receivable .....	8 00
U. S. bonds .....	2,000 00
Premium on bonds .....	135 00
<b>Total .....</b>	<b>\$74,574 20</b>

**DISBURSEMENTS.**

Loans on mortgage security .....	\$15,125 00
Loans on stock security .....	15,517 00
Installment stock withdrawn and retired .....	25,464 20
Bills payable .....	1,000 00
Insurance paid for borrowers .....	43 50
Taxes paid for borrowers .....	830 43
Interest, or profits, paid on installment stock withdrawn and retired .....	6,491 22
Interest paid on bills payable .....	3 50
Taxes on association property .....	650 00
Insurance repairs and insurance on association property .....	316 01
Other expenses .....	333 96
Other items, viz.:	
Bills receivable .....	200 00
Advance payment by member returned .....	17 80
Cash on hand .....	8,531 58
<b>Total .....</b>	<b>\$74,574 20</b>

**RECORD OF SHARES.**

	Installment.
Number of shares in force at beginning of year .....	3,615
Number of shares issued during term .....	151
Number of shares retired and withdrawn .....	651
Present total number of shares in force .....	3,115
Number of shares pledged for loans .....	971

**AMOUNTS OF COMPENSATION AND TO WHOM PAID.**

T. B. Lawrence, Treasurer, per annum .....	\$50 00
C. S. Van Aukun, Secretary, per annum .....	600 00

**OFFICERS BONDED.**

President .....	\$2,000 00
Vice President .....	2,000 00
Attorney .....	2,000 00
Secretary .....	5,000 00
Treasurer .....	7,000 00

# LA CROSSE MUTUAL LOAN & BUILDING ASSOCIATION,

*La Crosse, Wisconsin.*

Incorporated January, 1882.      Authorized Capital \$500,000.

Statement December 31, 1903.

JOHN PAMPERIN, President .....	La Crosse, Wis.
ALFRED BOSSHARD, Treasurer .....	La Crosse, Wis.
HENRY NIEBUHR, Secretary .....	La Crosse, Wis.
GEO. H. GORDON, Attorney .....	La Crosse, Wis.

## DIRECTORS.

JOHN PAMPERIN,	H. NIEBUHR,	WM. LEUNING,
C. KURTENACKER,	AUG. C. DITTMAN,	ALFRED BOSSHARD,
W. A. WIGGENHORN,	W. J. KICKISCH,	F. R. SCHWALBE,
GEO. H. GORDON,	N. HAERTER,	OTTO BOSSHARD,
CHAS. PREUTZ, JR.,	C. F. RUMKEL,	WM. TORRANCE.

## RESOURCES.

Loans on mortgage security on real estate .....	\$50,150 00
Loans on stock security .....	850 00
Real estate .....	3,560 69
Furniture and fixtures .....	80 95
Interest due .....	10 50
Premiums and fees due .....	6 06
Fines due .....	1 02
Due for stock assessments .....	15 50
Cash on hand and in bank .....	261 51
Total .....	<u>\$54,916 23</u>

## LIABILITIES.

Installment stock in force .....	\$39,342 00
Fund for contingent losses .....	376 00
Profit and loss .....	15,198 23
Total .....	<u>\$54,916 23</u>

*Report for year ending December 31st, 1903.*

### RECEIPTS.

Cash on hand at close of last year.....	\$850 00
Dues on installment stock .....	7,611 50
Mortgage loans repaid .....	400 00
Stock loans repaid .....	50 00
Pass-book and membership fees .....	44 00
Interest .....	3,021 25
Premiums .....	1,573 42
Fines .....	20 98
Other receipts, viz.:	
Accrued earnings .....	56
<b>Total .....</b>	<b>\$13,571 71</b>

### DISBURSEMENTS.

Loans on mortgage security .....	\$10,100 00
Installment stock withdrawn .....	1,644 50
Interest, or profits, paid on installment stock withdrawn.....	878 02
Interest paid on bills payable .....	97 29
Salaries paid .....	441 00
Taxes on association property .....	42 74
Other expenses .....	46 65
Other items, viz.:	
Rent .....	60 00
Cash on hand .....	261 51
<b>Total .....</b>	<b>\$13,571 71</b>

### RECORD OF SHARES.

	Installment.
Number of shares in force at beginning of year.....	2,176
Number of shares issued during term .....	307
Present total number of shares in force .....	2,483
Number of shares pledged for loans .....	1,020

### AMOUNTS OF COMPENSATION AND TO WHOM PAID.

H. Niebuhr, Secretary .....	\$350 00
A. Bosshard, Treasurer .....	52 00
A. Wehausen, Insp. Com. ....	8 00
F. Schwalbe, Insp. Com. ....	8 00
W. J. Hickisch, Insp. Com. ....	8 00
Auditing Com. ....	15 00

### OFFICERS BONDED.

Secretary .....	\$2,000 00
Treasurer .....	5,000 00
Attorney .....	1,000 00

## PROVIDENT LOAN &amp; BUILDING ASSOCIATION,

*La Crosse, Wisconsin.*

Incorporated Feb. 1, 1884.      Authorized Capital, \$500,000.

Statement December 31, 1903.

ADAM KRONER, President .....	La Crosse, Wis.
T. B. LAWRENCE, Treasurer .....	La Crosse, Wis.
R. CALVERT, Secretary .....	La Crosse, Wis.
C. H. SCHWEIZER, Attorney .....	La Crosse, Wis.

**DIRECTORS.**

ALFRED HARRISON,	C. H. SCHWEIZER,	PETER VALIER,
E. S. CASE,	ADAM KRONER,	JOSEPH MILLER,
C. A. LINE,	E. A. GATTERDAM,	T. B. LAWRENCE,
R. CALVERT,	PETER ANDERSON,	EMIL KRIEBEL.

**RESOURCES.**

Loans on mortgage security on real estate .....	\$19,400 00
Loans on stock security .....	1,395 00
Loans on other security .....	1,000 00
Real estate .....	7,340 00
Due for insurance and taxes paid for borrowers .....	52 70
Cash in bank .....	932 07
Total .....	<u>\$30,119 77</u>

**LIABILITIES.**

Installment stock in force .....	\$26,955 23
Fund for contingent losses .....	754 58
Borrowed money .....	2,400 00
Undivided profits .....	10 16
Total .....	<u>\$30,119 77</u>

*Report for year ending December 31st, 1903.*

### RECEIPTS.

Cash on hand at close of last year .....	\$3,198 08
Dues on installment stock .....	4,908 50
Mortgage loans repaid .....	6,450 00
Stock loans repaid .....	810 00
Bills payable .....	3,400 00
Insurance and taxes refunded by borrowers .....	20 50
Real estate sales .....	650 00
Rents .....	270 50
Interest .....	1,960 57
Premiums .....	226 72
Fines .....	39 16
Other receipts, viz.:	
Received on account of judgment.....	962 13
Bills receivable repaid .....	2,500 00
<b>Total .....</b>	<b>\$25,396 16</b>

### DISBURSEMENTS.

Loans on mortgage security .....	\$700 00
Loans on stock security .....	1,080 00
Installment stock retired .....	5,245 00
Matured stock retired .....	8,049 25
Bills payable .....	1,000 00
Insurance paid for borrowers .....	15 70
Taxes paid for borrowers .....	32 67
Interest, or profits, paid on installment stock retired.....	1,765 54
Interest, or profits, paid on matured stock retired.....	3,400 75
Interest paid on bills payable .....	12 50
Salaries paid .....	410 00
Taxes on association property .....	102 50
Insurance on association property.....	36 75
Expenses: Auditing, printing, appraising, etc. ....	129 10
Other items, viz.:	
Bills receivable .....	2,000 00
Rents on property in court returned .....	45 00
Repairs, paving, etc. ....	393 44
Legal expenses, re-judgment .....	42 89
Cash in bank .....	932 07
<b>Total .....</b>	<b>\$25,396 16</b>

### RECORD OF SHARES.

Number of shares in force at beginning of year.....	1,574
Number of shares issued during term .....	334
Number of shares retired and withdrawn.....	427
Present total number of shares in force .....	1,481
Number of shares pledged for loans .....	604

### AMOUNTS OF COMPENSATION AND TO WHOM PAID.

R. Calvert, Secretary .....	\$360 00
T. B. Lawrence, Treasurer .....	50 00
Inspection Committee .....	32 00
Auditing Committee .....	9 00
Appraising Committee .....	12 50

### OFFICERS BONDED.

Secretary .....	\$1,000 00
Treasurer .....	5,000 00

# **HOME SAVINGS & LOAN ASSOCIATION,**

*Madison, Wisconsin.*

Incorporated Sept. 11, 1895.    Authorized Capital, \$1,000,000.

**Statement December 31, 1903.**

WM. R. BAGLEY, President .....	Madison, Wis.
F. W. HOYT, Treasurer .....	Madison, Wis.
R. R. KROFF, Secretary .....	Madison, Wis.
B. W. JONES, Attorney .....	Madison, Wis.

## **DIRECTORS.**

WM. R. BAGLEY.	G. J. CORSCOT,	J. V. FREDERICKSON,
S. P. RUNDELL,	JOEL BOLEY,	J. W. CURRAN,
W. L. DOWLING,	F. W. HOYT,	R. R. KROFF.

## **RESOURCES.**

Loans on mortgage security on real estate .....	\$132,680 00
Loans on stock security .....	5,275 00
Cash on hand and in bank .....	4,636 68
Total .....	<u>\$142,591 68</u>

## **LIABILITIES.**

Installment stock in force .....	\$109,096 25
Fund for contingent losses .....	1,897 00
Undivided profits .....	31,598 43
Total .....	<u>\$142,591 68</u>

# REPORTS OF BUILDING AND LOAN ASSOCIATIONS. 49

*Report for year ending December 31st, 1903.*

## RECEIPTS.

Cash on hand at close of last year .....	\$44 38
Dues on installment stock .....	22,005 50
Mortgage loans repaid .....	24,440 00
Stock loans repaid .....	925 00
Bills payable .....	10,225 00
Interest .....	7,974 70
Premiums .....	517 85
Fines .....	57
Other receipts, viz.:	
Withdrawal .....	290 61
<b>Total .....</b>	<b>\$66,423 61</b>

## DISBURSEMENTS.

Loans on mortgage security .....	\$33,089 00
Loans on stock security .....	2,810 00
Installment stock withdrawn .....	11,314 50
Bills payable .....	11,425 00
Interest, or profits, paid on installment stock withdrawn .....	3,106 10
Interest paid on bills payable .....	42 33
Cash on hand .....	4,636 68
<b>Total .....</b>	<b>\$66,423 61</b>

## RECORD OF SHARES.

	Installment.
Number of shares in force at beginning of year .....	3,736
Number of shares issued during term .....	436
Number of shares retired and withdrawn .....	432
Present total number of shares in force .....	3,740
Number of shares pledged for loans .....	1,458

## AMOUNTS OF COMPENSATION AND TO WHOM PAID.

Each member pays three cents per share per month, which is paid to secretary, R. R. Kropf.

## OFFICERS BONDED.

Treasurer .....	\$10,000 00
-----------------	-------------

# NORTHWESTERN BUILDING & LOAN ASSOCIATION,

*Madison, Wisconsin.*

Incorporated February, 1889.    Authorized Capital, \$5,000,000.

Statement December 31, 1903.

A. H. HOLLISTER, President .....	Madison, Wis.
F. W. ARTHUR, Treasurer .....	Madison, Wis.
CHARLES N. BROWN, Secretary .....	Madison, Wis.
CHARLES N. BROWN, Attorney .....	Madison, Wis.

## DIRECTORS.

A. H. HOLLISTER,	J. B. PARKINSON,	J. M. CLIFFORD,
JACOB ESSER, JR.,	W. G. PITMAN,	R. F. TAYLOR,
FRED W. ARTHUR,	JOHN T. KING,	CHARLES N. BROWN.

## RESOURCES.

Loans on mortgage security on real estate.....	\$162,695 29
Loans on stock security .....	3,396 50
Real estate .....	2,783 77
Cash on hand and in bank .....	556 42
 Total .....	 <u>\$169,430 98</u>

## LIABILITIES.

Installment stock in force .....	\$141,466 46
Full paid stock in force .....	20,960 00
Fund for contingent losses .....	2,750 85
Undivided profits .....	4,253 67
 Total .....	 <u>\$169,430 98</u>



*Report for year ending December 31st, 1903.*

### RECEIPTS.

Cash on hand at close of last year .....	\$3,385 42
Dues on installment stock .....	33,145 06
Full paid stock .....	2,700 00
Mortgage loans repaid .....	26,165 06
Stock loans repaid .....	179 50
Bills payable .....	6,300 00
Rents .....	8 56
Pass-book and membership fees .....	346 00
Fees, other than membership .....	6 25
Interest .....	10,487 44
Premiums .....	3,389 92
Fines .....	130 61
<b>Total .....</b>	<b><u>\$86,243 81</u></b>

### DISBURSEMENTS.

Loans on mortgage security .....	\$48,859 50
Loans on stock security .....	1,955 00
Installment stock withdrawn .....	15,235 06
Matured stock retired .....	6,300 00
Borrowed money repaid .....	6,300 00
Interest, or profits, paid on full paid stock .....	1,070 95
Full paid stock withdrawn or retired .....	3,200 00
Interest paid on bills payable .....	74 64
Salaries paid .....	1,880 00
Taxes on association property .....	96 22
Commissions paid .....	29 00
Other expenses .....	578 28
Other items, viz.: Foreclosure expenses .....	109 75
Cash on hand .....	555 42
<b>Total .....</b>	<b><u>\$86,243 81</u></b>

### RECORD OF SHARES.

Number of shares in force at beginning of year .....	Installment. 5,629
Number of shares issued during term .....	565
Number of shares retired and withdrawn .....	567
Present total number of shares in force .....	5,627
Number of shares pledged for loans .....	1,789

### AMOUNTS OF COMPENSATION AND TO WHOM PAID.

Chas. N. Brown, Secretary .....	\$1,400 00
\$5.00 per month to each of the directors except secretary.	

### OFFICERS BONDED.

Secretary .....	\$5,000 00
Treasurer .....	10,000 00

## PROVIDENT LOAN &amp; BUILDING ASSOCIATION,

*Madison, Wisconsin.*

Incorporated Nov. 1, 1885.      Authorized Capital, \$500,000.

Statement December 31, 1903.

J. W. VANCE, President .....	Madison, Wis.
M. C. CLARKE, Treasurer .....	Madison, Wis.
J. C. PROCTOR, Secretary .....	Madison, Wis.
C. E. BUELL, Attorney .....	Madison, Wis.

**DIRECTORS.**

J. W. VANCE,	JOHN CORSCOT,	C. E. BUELL,
M. C. CLARKE,	E. B. STEENSLAND,	W. A. HENRY,
DAVID H. WRIGHT,	J. C. PROCTOR,	F. M. WOOTTON,
H. B. MCGOWAN,	F. W. CANTWELL,	A. T. WEBB.

**RESOURCES.**

Loans on mortgage security on real estate .....	\$83,937 64
Loans on stock security .....	2,040 00
Due for stock assessments .....	107 50
Cash on hand and in bank .....	190 85
Total .....	<u>\$86,275 99</u>

**LIABILITIES.**

Installment stock in force .....	\$75,210 85
Fund for contingent losses .....	1,407 68
Borrowed money .....	7,202 00
Advance payments .....	194 00
Undivided profits .....	2,261 46
Total .....	<u>\$86,275 99</u>

# REPORTS OF BUILDING AND LOAN ASSOCIATIONS. 53

*Report for year ending December 31st, 1903.*

## RECEIPTS.

Cash on hand at close of last year.....	\$857 50
Dues on installment stock .....	16,463 50
Mortgage loans repaid .....	12,445 89
Stock loans repaid .....	2,050 00
Bills payable .....	11,200 00
Taxes refunded by borrowers .....	62 90
Interest .....	5,063 60
Premiums .....	158 93
Fines .....	44 50
<b>Total .....</b>	<b>\$48,146 82</b>

## DISBURSEMENTS.

Loans on mortgage security .....	\$24,409 88
Loans on stock security .....	1,270 00
Installment stock withdrawn .....	3,475 19
Matured stock retired .....	6,156 36
Bills payable .....	11,700 00
Taxes paid for borrowers .....	30 27
Interest paid on bills payable .....	180 92
Salaries paid .....	618 66
Other expenses .....	74 69
Cash on hand .....	190 85
<b>Total .....</b>	<b>\$48,146 82</b>

## RECORD OF SHARES.

	Installment.
Number of shares in force at beginning of year.....	1,279
Number of shares issued during term .....	350
Number of shares retired and withdrawn .....	235
Present total number of shares in force .....	1,394
Number of shares pledged for loans.....	471

## AMOUNTS OF COMPENSATION AND TO WHOM PAID.

J. C. Proctor, Secretary .....	\$550 00
M. C. Clarke, Treasurer .....	52 00

## OFFICERS BONDED.

Secretary .....	\$3,000 00
Treasurer .....	5,000 00

# MANITOWOC BUILDING & LOAN ASSOCIATION,

*Manitowoc, Wisconsin.*

Incorporated March 1, 1890.      Authorized Capital, \$500,000.

Statement December 31, 1903.

EMIL BAENSCH, President .....	Manitowoc, Wis.
HENRY MULHOLLAND, Treasurer .....	Manitowoc, Wis.
A. C. SCHMIDT, Secretary .....	Manitowoc, Wis.
JOHN CHLOUPEK, Attorney .....	Manitowoc, Wis.

## DIRECTORS.

OSCAR A. ALTER,	HERBERT MARKHAM,	EMIL BAENSCH,
ALBERT GUTTMAN,	CORNELIUS MADSON,	JOHN CHLOUPEK,
J. SEHMKUHL,	ED. NASH,	JOHN KELLNER.

## RESOURCES.

Loans on mortgage security on real estate.....	\$56,200 00
Loans on stock security .....	2,350 00
Stationery and supplies .....	22 13
Total .....	<u>\$58,572 13</u>

## LIABILITIES.

Installment stock in force .....	\$53,210 46
Fund for contingent losses .....	761 17
Borrowed money .....	4,600 50
Total .....	<u>\$58,572 13</u>

*Report for year ending December 31st, 1903.*

**RECEIPTS.**

Dues on installment stock .....	\$10,654 50
Mortgage loans repaid .....	11,900 00
Stock loans repaid .....	1,850 00
Bills payable .....	8,871 80
Pass book and membership fees .....	156 75
Interest .....	3,411 00
Fines .....	22 62
Other receipts .....	76 61
Total .....	<u>\$36,943 28</u>

**DISBURSEMENTS.**

Loans on mortgage security .....	\$14,200 00
Loans on stock security .....	2,850 00
Installment stock withdrawn .....	3,274 94
Matured stock retired .....	5,235 50
Bills payable .....	4,550 00
Interest or profits paid on installment stock withdrawn .....	492 72
Interest or profits paid on matured stock retired .....	2,402 12
Interest paid on bills payable .....	411 37
Salaries paid .....	284 85
Other expenses .....	150 20
Other items .....	113 79
Cash on hand .....	2,977 79
Total .....	<u>\$36,943 28</u>

**RECORD OF SHARES.**

Number of shares in force at beginning of year .....	1,622
Number of shares issued during term .....	505
Number of shares withdrawn and retired .....	178
Present total number of shares in force .....	1,949
Number of shares pledged for loans .....	680

**AMOUNTS OF COMPENSATION AND TO WHOM PAID.**

A. C. Schmidt, Secretary .....	\$284 85
--------------------------------	----------

**OFFICERS BONDED.**

Secretary .....	\$3,000 00
Treasurer .....	5,000 00

## HOME SAVINGS &amp; LOAN ASSOCIATION,

*Marinette, Wisconsin.*

Incorporated Oct. 1, 1895.      Authorized Capital, \$5,000,000.

Statement December 31, 1903.

C. W. SUNSTROM, President .....	Marinette, Wis.
D. W. JOHN, Secretary .....	Marinette, Wis.
H. T. SCUDDER, Attorney .....	Marinette, Wis.

**DIRECTORS.**

D. W. JOHN,	C. W. SUNSTROM,	M. H. BROUGHTON,
JOHN SANDBERG,	K. SUNDBERG,	FRED E. RAICHE,
AXEL BLONDIN,	GEO. HAWKINS,	LAURITZ ANDERSON.

**RESOURCES.**

Loans on mortgage security on real estate.....	\$4,987 36
Furniture and fixtures, stationery and supplies .....	507 44
Cash on hand and in bank.....	596 35
Total .....	<u>\$6,091 15</u>

**LIABILITIES.**

Installment stock in force .....	\$2,078 30
Full paid stock in force .....	3,700 00
Fund for contingent losses .....	93 00
Undivided profits .....	219 85
.....	<u>\$6,091 15</u>

*Report for year ending December 31st, 1903.*

**RECEIPTS.**

Cash on hand at close of last year.....	\$352 35
Mortgage loans repaid .....	56 16
Interest .....	284 00
Premiums .....	10 84
Total .....	<u>\$1,183 35</u>

**DISBURSEMENTS.**

Installment stock withdrawn .....	\$35 00
Full paid stock withdrawn or retired .....	100 00
Interest or profits paid on installment stock withdrawn.....	49 00
Interest or profits paid on full paid stock withdrawn or retired.....	343 00
Other items, viz: Rent .....	60 00
Cash on hand .....	596 35
Total .....	<u>\$1,183 35</u>

**RECORD OF SHARES.**

	Installment.
Number of shares in force at beginning of year.....	84
Present total number of shares in force.....	84
Number of shares pledged for loans.....	71

**AMOUNTS OF COMPENSATION AND TO WHOM PAID.**

D. W. John, Secretary .....1 per cent. of loan.

**OFFICERS BONDED.**

Secretary ..... \$5,000 00

# AMERICAN MUTUAL BUILDING & LOAN ASSOCIATION,

*Milwaukee, Wisconsin.*

Incorporated Jan. 13, 1893.    Authorized Capital, \$5,000,000.

Statement December 31, 1903.

MORRIS MILLER, President .....	Milwaukee, Wis.
JOHN E. DE WOLF, Treasurer .....	Milwaukee, Wis.
SAMUEL S. WEIL, Secretary .....	Milwaukee, Wis.
LEOPOLD HAMMEL, Attorney .....	Milwaukee, Wis.

## DIRECTORS.

MORRIS MILLER,	B. BRACHMAN,	LEOPOLD HAMMEL,
WILLIAM F. HUMMEL,	A. W. CUTTING,	JOHN E. DE WOLF,
GUSTAV BOERNER,	SAMUEL S. WEIL,	A. L. SALTZSTEIN.

## RESOURCES.

Loans on mortgage security on real estate.....	\$3,300 00
Loans on stock security .....	950 00
Real estate, sold, balance owing .....	4,805 13
Stationery and supplies .....	77 56
Pass books .....	1 32
Cash on hand and in bank .....	4,154 21
Total .....	<u>\$13,288 22</u>

## LIABILITIES.

Installment stock in force .....	\$12,118 00
Fund for contingent losses .....	161 85
Advance payments .....	10 50
Dividends .....	983 36
Surplus .....	14 51
Total .....	<u>\$13,288 22</u>



# REPORTS OF BUILDING AND LOAN ASSOCIATIONS. 59

*Report for year ending December 31st, 1903.*

## RECEIPTS.

Cash on hand at close of last year.....	\$3,731 16
Dues on installment stock .....	3,864 80
Mortgage loans repaid .....	1,500 00
Stock loans repaid .....	1,175 00
Pass book and membership fees .....	42 60
Interest .....	547 51
Advance payments on stock .....	10 50
Payments on real estate sold .....	319 19
<b>Total .....</b>	<b><u>\$11,190 76</u></b>

## DISBURSEMENTS.

Incomplete loans on mortgage security .....	\$1,200 00
Loans on stock security .....	1,355 00
Installment stock withdrawn .....	3,877 50
Interest or profits paid on installment stock withdrawn .....	201 10
Interest paid on advance payments .....	4 05
Salaries paid .....	324 00
Other expenses .....	74 90
Cash on hand .....	4,154 21
<b>Total .....</b>	<b><u>\$11,190 76</u></b>

## RECORD OF SHARES.

	Installment.
Number of shares in force at beginning of year .....	849
Number of shares issued during the year .....	147
Number of shares withdrawn and retired .....	286
Present total number of shares in force .....	710
Number of shares pledged for loans .....	142

## AMOUNTS OF COMPENSATION AND TO WHOM PAID.

Samuel S. Well, Secretary .....	\$324 00
---------------------------------	----------

## OFFICERS BONDED.

President .....	\$500 00
Vice President .....	500 00
Secretary .....	2,000 00
Treasurer .....	5,000 00

# BOHEMIAN MUTUAL LOAN & BUILDING ASSOCIATION,

*Milwaukee, Wisconsin.*

Incorporated Feb. 14, 1901.      Authorized Capital, \$250,000.

Statement December 31, 1903.

JOS. A. SMRZ, President .....	Milwaukee, Wis.
FRANK SAFRANCK, Treasurer .....	Milwaukee, Wis.
FRANK A. AMBROZ, Secretary .....	Milwaukee, Wis.
JOHN J. VLACH, Attorney .....	Milwaukee, Wis.

## DIRECTORS.

JOSEPH A. SMRZ,	VACLAV FILIP,	FRANK SAFRANCK,
FRANK A. AMBROZ,	FRANK SKRABALCK,	JOHN KAPPEL, JR.,
FRANK JANECEK,	VACLAV PUMPR,	VACLAV SVANDA,
ANTON KUBIK,	ANTON CERNY,	CHAS. WESELY,
MATH. SCHAUER,	EMAN. BENES,	ANTON SKUBAL,
ANTON KUB,	FRANK CERNY,	ALB. SKUBAL.

## RESOURCES.

Loans on mortgage security on real estate.....	\$27,200 00
Loans on stock or pass-book security .....	3,345 00
Due for stock assessments .....	12 42
Cash on hand and in bank .....	2,870 36
Total .....	<u>\$33,427 78</u>

## LIABILITIES.

Installment stock in force .....	\$30,973 00
Fund for contingent losses .....	113 11
Advance payments .....	192 11
Undivided profits .....	2,149 56
Total .....	<u>\$33,427 78</u>

*Report for year ending December 31st, 1903.*

**RECEIPTS.**

Cash on hand at close of last year.....	\$3,728 94
Dues on installment stock .....	15,406 02
Mortgage loans repaid .....	1,200 00
Pass book loans repaid .....	2,170 00
Series loans payable .....	3,069 53
Pass-book and membership fees .....	278 65
Interest .....	1,300 15
Fees, other than membership .....	7 00
Fines .....	26 55
<b>Total .....</b>	<b>\$27,186 84</b>

**DISBURSEMENTS.**

Loans on mortgage security .....	\$14,300 00
Loans on pass book security .....	3,735 00
Installment stock withdrawn .....	2,946 30
Series loans receivable .....	3,069 53
Interest, or profits, paid on installment stock withdrawn.....	63 01
Interest paid on series loans .....	16 45
Salaries paid .....	118 00
Other expenses .....	68 19
Cash on hand .....	2,870 36
<b>Total .....</b>	<b>\$27,186 84</b>

**RECORD OF SHARES.**

	Installment.
Number of shares in force at beginning of year.....	1,101
Number of shares issued during the year.....	144
Number of shares withdrawn and retired.....	111
Present total number of shares in force .....	1,134
Number of shares pledged for loans .....	272

**AMOUNTS OF COMPENSATION AND TO WHOM PAID.**

Jos. A. Smrz, President .....	\$1 00
F. Safranck Treasurer .....	10 30
Chas. Wesely, 1st Secretary .....	50 00
F. Skrabalck, 2nd Secretary .....	10 00
F. A. Ambroz, 3rd Secretary .....	3 00
Vaclav Svanda, Vaclav Plumpr, Frank Janecek, trustees, each.....	3 00
John J. Vlach, Attorney .....	35 00

**OFFICERS BONDED.**

President .....	\$300 00
Treasurer .....	500 00
1st Secretary .....	1,000 00
2d Secretary .....	500 00
Three trustees, each .....	350 00

# CITIZENS MUTUAL LOAN & BUILDING ASSOCIATION,

*Milwaukee, Wisconsin.*

Incorporated September, 1892.    Authorized Capital, \$850,000.

Statement December 31, 1903.

T. J. PERELES, President .....	Milwaukee, Wis.
E. H. WILLIAMS, Treasurer .....	Milwaukee, Wis.
FRANK ARMITAGE, Secretary .....	Milwaukee, Wis.
NATH. PERELES & SONS, Attorneys .....	Milwaukee, Wis.

## DIRECTORS.

H. J. MABBOTT,	W. E. DODDS,	WM. F. SELL,
H. M. BOTTEN,	H. G. CARY,	JOHN VAN ROO,
H. C. MACKAY,	J. C. BUCKLAND,	H. W. HEADRICK.

## RESOURCES.

Loans on mortgage security on real estate.....	\$133,118 17
Loans on stock security .....	675 00
Furniture and fixtures .....	50 00
Due for stock assessments .....	460 00
Interest due .....	576 51
Fines due .....	7 10
Cash on hand and in bank .....	1,517 44
<b>Total .....</b>	<b><u>\$136,404 22</u></b>

## LIABILITIES.

Installment stock in force .....	\$86,711 00
Fund for contingent losses .....	908 27
Borrowed money .....	22,000 00
Advance interest .....	121 85
Undivided profits .....	26,653 10
<b>Total .....</b>	<b><u>\$136,404 22</u></b>

*Report for year ending December 31st, 1903.*

**RECEIPTS.**

Cash on hand at close of last year .....	\$300 25
Dues on installment stock .....	33,580 00
Mortgage loans repaid .....	7,675 50
Stock loans repaid .....	935 00
Bills payable .....	53,000 00
Pass-book and membership fees .....	85 00
Interest .....	12,220 96
Premiums .....	189 90
Fines .....	27 86
Other receipts, viz.:	
Appraisals .....	34 00
Transfers .....	1 25
Cash in bank .....	237 83
Revenue stamps redeemed .....	14 30
<b>Total .....</b>	<b>\$108,301 85</b>

**DISBURSEMENTS.**

Loans on mortgage security .....	\$42,882 23
Loans on stock security .....	8
Installment stock withdrawn .....	19,501 00
Bills payable .....	38,500 00
Interest, or profits, paid on installment stock withdrawn .....	2,329 30
Interest paid on bills payable .....	814 15
Salaries paid .....	999 98
Commissions paid .....	90 00
Other expenses .....	857 75
Cash on hand and in bank .....	1,517 44
<b>Total .....</b>	<b>\$108,301 85</b>

**RECORD OF SHARES.**

	Installment.
Number of shares in force at beginning of year .....	2,767
Number of shares issued during term .....	807
Number of shares retired and withdrawn .....	725
Present total number of shares in force .....	2,849
Number of shares pledged for loans .....	790

**AMOUNTS OF COMPENSATION AND TO WHOM PAID.**

Frank Armitage, Secretary .....	\$1,000 00
---------------------------------	------------

**OFFICERS BONDED.**

• Secretary .....	\$10,000 00
-------------------	-------------

# FIRST BOHEMIAN NATIONAL LOAN & BUILDING ASSOCIATION,

*Milwaukee, Wisconsin.*

Incorporated Oct. 28, 1885.      Authorized Capital, \$600,000.

Statement December 31, 1903.

W. CHADIM, President .....	Milwaukee, Wis.
ADOLPH KAKAC, Treasurer .....	Milwaukee, Wis.
CHAS. JIRAN, Secretary .....	Milwaukee, Wis.
FRANK LENICHEK, Attorney .....	Milwaukee, Wis.

## DIRECTORS.

WENZEL CHADIM,	JOS. SCHNEIBERG,	CHAS. JIRAN,
JOS. JUNEK,	ANT. PRŮCHAZKA,	ADOLPH KAKAC,
JOS. DENSKY,	ARTHUR NOVAK,	JAS. KUBIS,
ALOIS DENSKY,	VAC. SIMANDL,	JOS. BUDIN,
ANT. KOSTALEK,	FR. LIBRA,	EM. OPICKA,
FRANK BRYCHTA,	JOS. BARTOS,	JOS. KOSTALEK.

## RESOURCES.

Loans on mortgage security on real estate.....	\$142,437 00
Loans on stock security .....	73,298 00
Due from stock assessments .....	267 03
Cash on hand and in bank .....	11,555 50
Total .....	<u>\$227,557 53</u>

## LIABILITIES.

Installment stock in force .....	\$178,334 25
Fund for contingent losses .....	6,794 74
Advance payments .....	368 62
Undivided profits .....	42,059 92
Total .....	<u>\$227,557 53</u>

# REPORTS OF BUILDING AND LOAN ASSOCIATIONS. 65

*Report for year ending December 31st, 1903.*

## RECEIPTS.

Cash on hand at close of last year.....	\$6,344 49
Dues on installment stock .....	37,448 22
Series loans .....	36,000 00
Mortgage loans repaid .....	15,780 00
Stock loans repaid .....	17,547 00
Pass-book and membership fees .....	610 85
Fees, other than membership .....	162 22
Interest .....	12,302 96
Premiums .....	647 50
Fines .....	626 82
Series expense account .....	1,030 80
<b>Total .....</b>	<b>\$128,500 86</b>

## DISBURSEMENTS.

Loans on mortgage security .....	\$23,402 00
Loans on stock security .....	33,443 00
Installment stock withdrawn .....	17,337 80
Series loans .....	36,000 00
Interest, or profits, paid on installment stock withdrawn.....	2,904 28
Interest paid, to series .....	1,885 40
Salaries paid .....	726 00
Commissions paid, premiums to series .....	77 50
Series expense account .....	1,030 80
Printing .....	55 53
Rent .....	20 00
Miscellaneous .....	63 05
Cash on hand .....	11,555 50
<b>Total .....</b>	<b>\$128,500 86</b>

## RECORD OF SHARES.

Number of shares in force at beginning of year.....	2,913
Number of shares issued during term .....	122
Number of shares retired and withdrawn .....	291
Present total number of shares in force .....	2,744
Number of shares pledged for loans .....	2,020

## AMOUNTS OF COMPENSATION AND TO WHOM PAID.

W. Chadlm, President, per year.....	\$25 00
Chas. Jiran, 1st Secretary, per year.....	400 00
Jos. Junek, 2nd Secretary, per week.....	1 50
A. Prochazka, 3rd Secretary, per year .....	20 00
A. Kakac, Treasurer, per year .....	60 00
3 Trustees, each per year.....	20 00
3 Substitutes, each per year.....	3 00
3 Appraisers, each per year.....	8 00
3 Auditing committee, each per year.....	5 00

## OFFICERS BONDED.

President .....	\$300 00
1st Secretary .....	1,000 00
2nd Secretary .....	500 00
Treasurer .....	1,500 00
Trustees, each .....	350 00

**HOME BUILDING & LOAN ASSOCIATION,***Milwaukee, Wisconsin.*

Incorporated October 1887.      Authorized Capital, \$500,000.

Statement December 31, 1903.

H. G. RAZALL, President .....	Milwaukee, Wis.
SAMUEL WRIGHT, Treasurer .....	Milwaukee, Wis.
GEO. H. FRANCIS, Secretary .....	Milwaukee, Wis.
SAMUEL WRIGHT, Attorney .....	Milwaukee, Wis.

**DIRECTORS.**

H. G. RAZALL,	SAMUEL WRIGHT,	GEO. H. FRANCIS,
II. J. DIERKEN,	S. S. WEIL,	A. F. LINDOW,
S. H. CROLINS,	WM. I. LANE,	GEO. W. MAYHEW.

**RESOURCES.**

Loans on mortgage security on real estate .....	\$7,800 00
Loans on stock security .....	23 40
Transfer account balance .....	592 75
Cash on hand and in bank .....	1,433 75
Total .....	<u>\$9,849 90</u>

**LIABILITIES.**

Installment stock in force .....	\$9,755 26
Fund for contingent losses .....	23 14
Reserve fund .....	71 50
Total .....	<u>\$9,849 90</u>



*Report for year ending December 31st, 1903.*

**RECEIPTS.**

Cash on hand at close of last year.....	\$501 73
Dues on installment stock .....	1,903 66
Mortgage loans repaid .....	3,350 00
Stock loans repaid .....	1,613 45
Pass-book and membership fees .....	10 75
Interest .....	675 25
Fines .....	21 45
<b>Total .....</b>	<b>\$7,976 29</b>

**DISBURSEMENTS.**

Loans on mortgage security .....	\$2,600 00
Loans on stock security .....	436 60
Installment stock withdrawn .....	1,191 32
Installment stock retired and cancelled .....	1,010 95
Dividends paid in cash .....	325 57
Salaries paid .....	165 00
Commissions paid .....	26 00
General expense .....	73 35
Office expense .....	111 00
Transfer account .....	602 75
Cash on hand .....	1,438 75
<b>Total .....</b>	<b>\$7,976 29</b>

**RECORD OF SHARES.**

	Installment.
Number of shares in force at beginning of year.....	378
Number of shares issued during the year.....	15
Number of shares withdrawn and retired .....	58
Present total number of shares in force .....	335
Number of shares pledged for loans.....	41

**AMOUNTS OF COMPENSATION AND TO WHOM PAID.**

George H. Francis, Secretary .....	\$300 00
------------------------------------	----------

**OFFICERS BONDED.**

President .....	\$500 00
Vice President .....	500 00
Treasurer .....	5,000 00
Secretary .....	4,000 00
Attorney .....	1,000 00
3 Members Appraising Committee, \$500 each.....	1,500 00

# MILWAUKEE MUTUAL LOAN & BUILDING ASSOCIATION,

Incorporated April 5, 1893.      Authorized Capital, \$500,000.

Statement December 31, 1903.

RICHARD BURKE, President .....	Milwaukee, Wis.
CHARLES A. GRAF, Treasurer .....	Milwaukee, Wis.
JOHN J. MAHER, Secretary .....	Milwaukee, Wis.
JOHN J. MAHER, Attorney .....	Milwaukee, Wis.

## DIRECTORS.

RICHARD BURKE,	HENRY M. OBERNDORFER,	JAMES G. FLANDERS,
PATRICK DONNELLY,	M. N. LANDO,	FLORIAN J. RIES,
CHARLES A. GRAF,	WM. J. DEVER,	JOHN H. FRIAR.

## RESOURCES.

Loans on mortgage security on real estate .....	\$103,400 00
Loans on stock security .....	1,350 00
Furniture and fixtures .....	9 44
Stationery and supplies and advertising account .....	24 05
Due for insurance and taxes paid for borrowers .....	542 98
Pass-book account .....	17 43
Cash on hand and in bank .....	3,924 10
Total .....	<u>\$109,268 00</u>

## LIABILITIES.

Installment stock in force .....	\$57,115 70
Full paid stock in force .....	38,800 00
Fund for contingent losses .....	1,083 72
Incomplete loans .....	1,150 93
Suspense account .....	2,571 76
Dividend or profit on installment and paid up stock .....	8,422 55
Undivided profits .....	123 34
Total .....	<u>\$109,268 00</u>

# REPORTS OF BUILDING AND LOAN ASSOCIATIONS. 69

*Report for year ending December 31st, 1903.*

## RECEIPTS.

Cash on hand at close of last year .....	\$1,680 36
Dues on installment stock .....	26,086 91
Full paid stock .....	9,600 00
Mortgage loans repaid .....	11,110 29
Stock loans repaid .....	50 00
Pass-book and membership fees .....	7 25
Interest .....	34 91
Insurance and taxes refunded by borrowers .....	160 32
Total .....	<u>\$48,730 04</u>

## DISBURSEMENTS.

Loans on mortgage security .....	\$25,326 30
Loans on stock security .....	1,400 00
Installment stock withdrawn .....	6,053 25
Full paid stock withdrawn or retired .....	2,100 00
Matured stock retired .....	4,896 16
Interest, or profits, paid on installment stock withdrawn.....	456 16
Interest, or profits, paid on full paid stock .....	1,568 00
Insurance paid for borrowers .....	204 80
Taxes paid for borrowers .....	79 42
Interest, or profits, paid on matured stock retired.....	691 53
Interest paid on bills payable .....	87
Commissions paid .....	33 00
Other expenses .....	3 50
Expense account, including salary account, directors' fees and attorney account .....	1,993 95
Cash on hand .....	3,924 10
Total .....	<u>\$48,730 04</u>

## RECORD OF SHARES.

	Installment.
Number of shares in force at beginning of year .....	1,956 $\frac{1}{2}$
Number of shares issued during the year .....	506 $\frac{1}{2}$
Number of shares withdrawn and retired .....	543
Present total number of shares in force .....	1,920
Number of shares pledged for loans .....	1,034

## AMOUNTS OF COMPENSATION AND TO WHOM PAID.

J. J. Maher, Secretary .....	\$1,500 00
Directors are paid \$2.00 for attendance at each monthly meeting of the Board.	

## OFFICERS BONDED.

Secretary .....	\$5,000 00
-----------------	------------

# MODEL BUILDING, LOAN & INVESTMENT ASSOCIATION,

*Milwaukee, Wisconsin.*

Incorporated June 1, 1896.      Authorized Capital, \$5,000,000.

Statement December 31, 1903.

JAMES M. FOX, President .....	Milwaukee, Wis.
HERBERT N. LAFLIN, Treasurer .....	Milwaukee, Wis.
J. A. GOSS, Secretary .....	Milwaukee, Wis.
E. H. BOTTUM, Attorney .....	Milwaukee, Wis.

## DIRECTORS.

JAMES M. FOX,	RICHARD HOE,	HERBERT N. LAFLIN,
WM. H. GRUHL,	H. J. MATHEWS,	JOHN E. WINN,
	M. J. HOGAN.	

## RESOURCES.

Loans on mortgage security on real estate .....	\$59,540 00
Loans on stock security .....	5,061 00
Real estate .....	15,202 23
Furniture and fixtures, stationery and supplies.....	50 00
Bills receivable .....	1,299 72
Due for taxes paid for borrowers .....	747 56
Cash on hand and in bank .....	5,350 32
Total .....	<u>\$87,250 83</u>

## LIABILITIES.

Installment stock in force .....	\$85,560 90
Full paid stock in force .....	3,700 00
Fund for contingent losses .....	3,015 15
Advance payments .....	87 40
Undivided profits .....	14,887 38
Total .....	<u>\$87,250 83</u>

# REPORTS OF BUILDING AND LOAN ASSOCIATIONS. 71

*Report for year ending December 31st, 1903.*

## RECEIPTS.

Cash on hand at close of last year .....	\$938 74
Dues on installment stock .....	12,675 85
Stock loans repaid .....	4,645 00
Mortgage loans repaid .....	18,860 00
Stock loans repaid .....	4,645 00
Taxes refunded by borrowers .....	653 13
Real estate sales .....	5,500 00
Fees .....	4 83
Interest and premiums .....	5,627 94
Fines .....	1,481 19
Other receipts, viz.:	
Accounts receivable .....	1,425 31
Total .....	<u>\$52,811 99</u>

## DISBURSEMENTS.

Loans on mortgage security .....	\$2,098 85
Loans on stock security .....	3,460 00
Installment stock withdrawn .....	23,495 20
Full paid stock withdrawn, or retired .....	500 00
Real estate acquired .....	7,511 70
Taxes paid for borrowers .....	455 35
Interest, or profits, paid on installment stock withdrawn .....	4,991 73
Interest, or profits, paid on full paid stock .....	171 79
Salaries paid .....	1,082 00
Other expenses .....	689 96
Other items, viz.:	
Office equipment .....	5 10
Cash on hand .....	5,350 32
Total .....	<u>\$52,811 99</u>

## RECORD OF SHARES.

	Installment.
Number of shares in force at beginning of year .....	2,681
Number of shares issued during term .....	148
Number of shares retired and withdrawn .....	823½
Present total number of shares in force .....	2,005½
Number of shares pledged for loans .....	486

## AMOUNTS OF COMPENSATION AND TO WHOM PAID.

J. A. Goss, Secretary .....	\$300 00
Office boy .....	182 00

## OFFICERS BONDED.

President .....	\$1,000 00
Vice President .....	1,000 00
Secretary .....	7,500 00
Treasurer .....	7,500 00

## MUTUAL BUILDING &amp; SAVINGS ASSOCIATION,

*Milwaukee, Wisconsin.*

Incorporated June 27, 1892.      Authorized Capital, \$500,000.

Statement December 31, 1903.

W. A. BOOTH, President .....	Milwaukee, Wis.
B. V. DELA HUNT, Treasurer .....	Milwaukee, Wis.
JOSEPH M. CROWLEY, Secretary .....	Milwaukee, Wis.
MAX. W. NOHL, Attorney .....	Milwaukee, Wis.

**DIRECTORS.**

W. A. BOOTH,	W. A. ARNOLD,	ADOLPH BLEYER,
D. C. OTTESEN,	MAX. W. NOHL,	B. V. DELA HUNT,
FRANCIS J. RICKERT,	JOSEPH M. CROWLEY,	

**RESOURCES.**

Loans on mortgage security on real estate.....	\$77,319 38
Loans on stock security .....	1,700 52
Loans on other security .....	7,368 99
Interest due .....	17 55
Cash on hand and in bank .....	203 88
Total .....	<u>\$86,610 33</u>

**LIABILITIES.**

Installment stock in force .....	\$27,925 63
Full paid stock in force .....	36,350 00
Fund for contingent losses .....	1,352 83
Deposits (special) .....	4,721 12
Borrowed money .....	13,000 00
Advance payments .....	32 50
Surplus account .....	662 15
Dividends accrued on special deposit .....	28 89
Undivided profits .....	<u>2,537 21</u>
Total .....	<u>\$86,610 33</u>

# REPORTS OF BUILDING AND LOAN ASSOCIATIONS. 73

*Report for year ending December 31st, 1903.*

## RECEIPTS.

Cash on hand at close of last year.....	\$384 63
Dues on installment stock .....	9,470 33
Full paid stock .....	12,550 00
Mortgage loans repaid .....	10,533 33
Stock loans repaid .....	1,509 93
Bills payable .....	25,000 00
Interest .....	4,684 93
Fines .....	80
Advance payments on stock .....	133 00
Real estate sales .....	175 00
Rents .....	48 00
Special deposit .....	921 12
Unpaid interest .....	1,557 19
<b>Total .....</b>	<b>\$67,063 26</b>

## DISBURSEMENTS.

Loans on mortgage security .....	\$29,948 09
Installment stock withdrawn .....	6,928 65
Full paid stock withdrawn or retired .....	4,100 00
Bills payable .....	20,700 00
Interest, or profits, paid on full paid stock withdrawn or retired.....	1,316 30
Interest paid on bills payable .....	730 03
Salaries paid .....	1,000 00
Commissions .....	517 00
Other expenses .....	387 85
Special deposit withdrawn .....	1,068 46
Dividends accrued on special deposit .....	132 99
Cash on hand .....	203 88
<b>Total .....</b>	<b>\$67,063 26</b>

## RECORD OF SHARES.

	Installment.
Number of shares in force at beginning of year.....	1,306
Number of shares issued during year .....	472
Number of shares withdrawn and retired during the year.....	249
Present total number of shares in force .....	1,529
Number of shares pledged for loans .....	687

## AMOUNTS OF COMPENSATION AND TO WHOM PAID.

Joseph M. Crowley, Secretary .....	\$1,000 00
Directors for each meeting they attend, each .....	1 00

## OFFICERS BONDED.

Secretary .....	\$2,000 00
Treasurer .....	1,000 00

# POLISH NATIONAL LOAN & BUILDING ASSOCIATION,

*Milwaukee, Wisconsin.*

Incorporated Aug. 2, 1887.      Authorized Capital, \$5,000,000.

Statement December 31, 1903.

STEPHAN ROZGA, President .....	Milwaukee, Wis.
JOHN BEJMA, Treasurer .....	Milwaukee, Wis.
LOUIS A. FON8, Secretary .....	Milwaukee, Wis.

## DIRECTORS.

STEPHAN ROZGA,	A. ANDRZEJEWSKI,	FRANK FON8,
JOHN BEJMA,	JOHN HELTMACH,	A. BRZONKALLA,
M. ROZGA,	M. BUDZINSKI,	F. J. BORCHARDT,
KAZIMIERZ WARKOCZEWSKI,	LOUIS A. FON8,	JOHN KLEBA,
EMIL CZARNECKI,	M. STELMASZEWSKI,	J. BURZYNSKI,

## RESOURCES.

Loans on mortgage security on real estate .....	\$76,120 00
Loans on stock security .....	11,644 00
Real estate .....	3,913 23
Furniture and fixtures .....	50 00
Stationery and supplies .....	80 00
Due for insurance and taxes paid for borrowers .....	24 25
Interest due .....	2,245 04
Cash on hand and in bank .....	2,998 78
Total .....	\$97,075 40

## LIABILITIES.

Installment stock in force .....	\$88,223 00
Fund for contingent losses .....	194 30
Deposits .....	280 41
Advanced payments .....	154 00
Undivided profits .....	\$8,223 69
Total .....	\$97,075 40



# REPORTS OF BUILDING AND LOAN ASSOCIATIONS. 75

*Report for year ending December 31st, 1903.*

## RECEIPTS.

Cash on hand at close of last year.....	\$4,408 14
Dues on installment stock .....	27,065 25
Mortgage loans repaid .....	23,430 00
Stock loans repaid .....	3,465 89
Bills payable .....	15,375 57
Pass book and membership fees .....	554 00
Interest .....	4,439 44
Premiums .....	232 00
Fees, other than membership .....	7 25
Fines .....	47 44
Advance payments on stock .....	154 00
Insurance and taxes refunded by borrowers .....	121 65
Real estate sales .....	2,800 00
Rents .....	376 20
<b>Total .....</b>	<b>\$82,466 83</b>

## DISBURSEMENTS.

Loans on mortgage security .....	\$41,850 00
Loans on stock security .....	7,539 00
Installment stock withdrawn .....	7,701 75
Bills payable .....	15,095 65
Insurance paid for borrowers .....	28 00
Interest, or profits, paid on installment stock withdrawn.....	329 77
Taxes paid for borrowers .....	40 57
Interest paid on bills payable .....	296 30
Insurance on association property .....	82 80
Salaries paid .....	363 53
Taxes on association property .....	119 59
Commissions .....	29 00
Other expenses .....	686 88
Real estate acquired .....	5,155 23
Real estate repairs .....	108 00
Shortage of Finance Committee .....	41 97
Cash on hand .....	2,998 78
<b>Total .....</b>	<b>\$82,466 83</b>

## RECORD OF SHARES.

	Installment.
Number of shares in force at beginning of year .....	1,844
Number of shares issued during year .....	1,685
Number of shares withdrawn and retired .....	437
Present total number of shares in force .....	3,092
Number of shares pledged for loans .....	829

## AMOUNTS OF COMPENSATION AND TO WHOM PAID.

Louis A. Fons, Secretary .....	\$240 00
M. Stelmazewski, Asst. Secretary .....	47 00
S. Rozga, President .....	28 00
John Aleba, A. Brzonkalla, M. Budzinski, Finance Committee.....	48 53
Finance Committee .....	48 53

## OFFICERS BONDED.

President .....	\$500 00
Vice President .....	500 00
Secretary .....	5,000 00
Treasurer .....	5,000 00
Asst. Treasurer .....	1,000 00
Asst. Secretary .....	500 00

# SKARB SOBIESKI BUILDING & LOAN ASSOCIATION,

*Milwaukee, Wisconsin.*

Incorporated May 2, 1892.      Authorized Capital, \$1,000,000.

Statement December 31, 1903.

DOM GAPINSKI, President .....	Milwaukee, Wis.
FRANK MUCHA, Treasurer .....	Milwaukee, Wis.
JOSEPH BIESZK Secretary .....	Milwaukee, Wis.
JOHN S. STROZYK, Attorney .....	Milwaukee, Wis.

## DIRECTORS.

DOM GAPINSKI.	CAS KLOS.	JOSEPH BIESZK,
MICH. SZYMBORSKI.	FRANK MUCHA,	VINC. LEWANDOWSKI,
JOHN RYCZEK,	MICH. PEKSA,	ANT. NICKODEM,

## RESOURCES.

Loans on mortgage security on real estate .....	\$36,500 00
Loans on stock security .....	7,750 00
Furniture and fixtures .....	50 00
Interest due .....	227 40
Cash on hand and in bank .....	3,238 41
Total .....	<u>\$47,765 81</u>

## LIABILITIES.

Installment stock in force .....	\$42,136 75
Fund for contingent losses .....	191 79
Advance payments .....	85 00
Undivided profits .....	5,362 27
Total .....	<u>\$47,765 81</u>

# REPORTS OF BUILDING AND LOAN ASSOCIATIONS. 77

*Report for year ending December 31st, 1903.*

## RECEIPTS.

Cash on hand at close of last year.....	\$1,070 96
Dues on installment stock .....	15,170 50
Mortgage loans repaid .....	1,400 00
Stock loans repaid .....	1,785 00
Advance payments on stock .....	85 00
Pass-book and membership fees .....	8 75
Interest .....	2,345 70
Premiums .....	65 50
Fines .....	27 15
<b>Total .....</b>	<b>\$21,948 56</b>

## DISBURSEMENTS.

Loans on mortgage security .....	\$5,550 00
Loans on stock security .....	4,385 60
Installment stock withdrawn .....	5,390 75
Bills payable .....	3,000 00
Interest, or profits, paid on installment stock withdrawn.....	101 40
Interest paid on bills payable .....	10 00
Salaries paid .....	269 25
Other expenses .....	13 75
Cash on hand .....	3,238 41
<b>Total .....</b>	<b>\$21,948 56</b>

## RECORD OF SHARES.

	Installment.
Number of shares in force at beginning of year .....	1,218
Number of shares issued during term .....	35
Number of shares retired and withdrawn .....	218
Present total number of shares in force.....	1,035
Number of shares pledged for loans .....	528

## AMOUNTS OF COMPENSATION AND TO WHOM PAID.

Dom. Gapinski .....	\$20 45
Frank Mucha .....	19 50
Joseph Bleszk .....	130 00
Mich. Szymboraki .....	50 20
Vinc. Lewandowski, Tom Krawczyk, John Ryzek, Finance Committee .....	39 10

## OFFICERS BONDED.

President .....	\$500 00
Secretary .....	500 00
Treasurer .....	2,000 00

## SOUTH SIDE MUTUAL LOAN & BUILDING ASSOCIATION,

*Milwaukee, Wisconsin.*

Incorporated March 27, 1901.    Authorized Capital, \$5,000,000.

Statement December 31, 1903.

CHARLES MIKSCH, President .....	Milwaukee, Wis.
H. J. RADEMACHER, Treasurer .....	Milwaukee, Wis.
JOHN M. SCHNEIDER, Secretary .....	Milwaukee, Wis.
AUSTIN, FEHR & GEHRZ, Attorneys .....	Milwaukee, Wis.

### DIRECTORS.

CHARLES MIKSCH,	J. M. SCHNEIDER,	H. J. RADEMACHER,
B. C. HORSCH,	LORENZ MAUER,	JOS. E. ZIEBARTH,
ROBERT STEMPER,	CHARLES KAISER,	PETER ELZ,
JOHN BLANKENHEIM,	REINHOLD BETHKE,	F. ZAFFRANN,
WENZEL MIKSCH,	CASPAR SPRINGOB,	HER. MUTH.

### RESOURCES.

Loans on mortgage security on real estate.....	\$32,500 00
Loans on stock security .....	1,480 00
Furniture and fixtures .....	40 00
Stationery and supplies .....	140 00
Due for stock assessments .....	42 50
Interest due .....	65 37
Premiums and fees due .....	10 00
Fines due .....	2 75
Cash on hand and in bank .....	2,569 62
<b>Total .....</b>	<b><u>\$36,850 24</u></b>

### LIABILITIES.

Installment stock in force .....	\$34,533 25
Fund for contingent losses .....	189 84
Borrowed money .....	300 00
Advance payments .....	118 50
Undivided profits .....	1,708 65
<b>Total .....</b>	<b><u>\$36,850 24</u></b>

*Report for year ending December 31st, 1903.*

**RECEIPTS.**

Cash on hand at close of last year.....	\$1,617 06
Dues on installment stock .....	21,043 50
Mortgage loans repaid .....	3,759 00
Stock loans repaid .....	1,690 00
Pass book and membership fees .....	174 00
Interest .....	1,417 74
Premiums .....	150 00
Fines .....	23 47
Advance payments on stock .....	118 50
Other receipts, viz.:	
Plus .....	2 50
Loans of series .....	2,600 00
Borrowed money .....	300 00
Series for stationery and furniture .....	60 00
Interest from series .....	245 66
<b>Total .....</b>	<b>\$33,192 43</b>

**DISBURSEMENTS.**

Loans on mortgage security .....	\$16,611 65
Loans on stock security .....	2,480 00
Installment stock withdrawn .....	8,036 25
Interest, or profits, paid on installment stock withdrawn.....	121 20
Salaries paid .....	370 80
Other expenses .....	155 75
Other items, viz.:	
Minus .....	1 50
Loans to series .....	2,600 00
Interest to series .....	245 66
Cash on hand .....	2,569 62
<b>Total .....</b>	<b>\$33,192 43</b>

**RECORD OF SHARES.**

	Installment.
Number of shares in force at beginning of year.....	1,379
Number of shares issued during the year .....	694
Number of shares withdrawn and retired .....	475
Present total number of shares in force .....	1,598
Number of shares pledged for loans.....	413

**AMOUNTS OF COMPENSATION AND TO WHOM PAID.**

Chas. Miksch, President .....	\$33 15
H. J. Rademacher, Treasurer .....	33 15
J. M. Schneider, Secretary .....	169 00
Robert Stemper, Vice Secretary .....	19 50
Appraisement Committee, each .....	16 00
Finance Committee, each .....	19 50
Other directors, each .....	9 50

**OFFICERS BONDED.**

President .....	\$2,500 00
Vice President .....	500 00
Secretary .....	2,500 00
Vice Secretary .....	500 00
Treasurer .....	15,000 00
Asst. Treasurer .....	As directors order and direct.
Appraisement committee, each .....	1,000 00

# THE NORTH SIDE LOAN & BUILDING SOCIETY,

*Milwaukee, Wisconsin.*

Incorporated Feb. 21, 1896.    Authorized Capital, \$5,000,000.

Statement December 31, 1903.

JOSEPH POLCZYNSKI, President .....	Milwaukee, Wis.
JOHN SCHRAMKA, Treasurer .....	Milwaukee, Wis.
S. J. POZORSKI, Secretary .....	Milwaukee, Wis.
JAMES C. OFFICER, Attorney .....	Milwaukee, Wis.

## DIRECTORS.

MIKOLAJ RADZIEJEWSKI,	S. J. POZORSKI,	FRANK TABACSKA,
JOHN SCHRAMKA,	JOS. POLEZYNSKI,	M. F. RAKOCY,
JOS. J. PIOTROWSKI,	M. T. BURCYK,	IGNATZ MUSOLF.

## RESOURCES.

Loans on mortgage security on real estate.....	\$70,548 00
Loans on stock security .....	4,075 00
Due for stock assessments .....	145 00
Interest due .....	626 80
Cash on hand and in bank .....	6,819 36
Total .....	<u>\$82,214 16</u>

## LIABILITIES.

Installment stock in force .....	\$78,743 50
Fund for contingent losses .....	273 64
Advance payments .....	157 50
Undivided profits .....	3,039 52
Total .....	<u>\$82,214 16</u>

# REPORTS OF BUILDING AND LOAN ASSOCIATIONS. 81

*Report for year ending December 31st, 1903.*

## RECEIPTS.

Cash on hand at close of last year.....	\$12,613 31
Dues on installment stock .....	44,206 75
Mortgage loans repaid .....	2,066 00
Pass book and membership fees .....	52 75
Interest .....	2,825 22
Premiums .....	587 34
Fines .....	45 57
Advance payments on stock .....	157 50
<b>Total .....</b>	<b>\$62,553 44</b>

## DISBURSEMENTS.

Loans on mortgage security .....	\$36,500 00
Loans on stock security .....	6,186 00
Installment stock withdrawn .....	6,780 50
Matured stock retired .....	5,573 91
Interest, or profits, paid on installment stock withdrawn.....	75 47
Salaries paid .....	580 00
Printing .....	21 45
Other expenses .....	16 75
Cash on hand .....	6,819 36
<b>Total .....</b>	<b>\$62,553 44</b>

## RECORD OF SHARES.

	Installment.
Number of shares in force at beginning of year.....	3,452
Number of shares issued during the year .....	202
Number of shares canceled and withdrawn during the year.....	596
Present total number of shares in force .....	3,058
Number of shares pledged for loans .....	852

## AMOUNTS OF COMPENSATION AND TO WHOM PAID.

S. J. Pozorski, Secretary .....	\$399 00
M. T. Burczyk, Asst. Secretary .....	78 00
Five directors, \$15.00 each .....	75 00
Janitor .....	5 00
Watchman .....	3 00

## OFFICERS BONDED.

President .....	\$500 00
Vice President .....	500 00
Secretary .....	2,000 00
Treasurer .....	15,000 00
Appraisement committee (3), each .....	500 00

# THE SKARB POLSKI MUTUAL LOAN & BUILDING SOCIETY,

*Milwaukee, Wisconsin.*

Incorporated Jan. 6, 1886.    Authorized Capital, \$5,000,000.

Statement December 31, 1903.

JOHN GAWIN, President ..... Milwaukee, Wis.  
JOSEPH NAWROCKI, Treasurer ..... Milwaukee, Wis.  
FRANK J. HELLER, Secretary ..... Milwaukee, Wis.

## DIRECTORS.

JOHN GAWIN,    LOUIS POCWIARDOWSKI,    FRANK J. GRUTZA,  
ANTON ZIARNEK,    ANDREW SZCZEPANOWSKI,    JOHN STAMOCIL,  
F. J. HELLER,    JOS. NAWROCKI,    JOHN BUDNIK,  
M. BRONIKOWSKI,    PAUL NIEMCZYK,    V. RAKOWSKI.

## RESOURCES.

Loans on mortgage security on real estate .....	\$338,283 42
Loans on stock security .....	62,091 06
Real estate .....	13,071 81
Furniture and fixtures .....	525 00
Due for insurance and taxes paid for borrowers .....	396 71
Interest due .....	13,128 88
Cash on hand and in bank .....	2,651 62
Total .....	<u>\$430,148 50</u>

## LIABILITIES.

Installment stock in force .....	\$319,889 59
Fund for contingent losses .....	325 24
Deposits .....	19,737 00
Borrowed money .....	23,000 00
Interest payable .....	5,500 00
Interest paid in advance .....	113 43
Profits divided .....	665 92
Undivided profits .....	30,917 32
Total .....	<u>\$430,148 50</u>



# REPORTS OF BUILDING AND LOAN ASSOCIATIONS. 83

*Report for year ending December 31st, 1903.*

## RECEIPTS.

Cash on hand at close of last year .....	\$12,072 33
Dues on installment stock .....	186,709 33
Mortgage loans repaid .....	67,432 64
Stock loans repaid .....	21,084 51
Bills payable .....	25,388 20
Real estate sales .....	26,006 00
Rents .....	213 48
Pass-book and membership fees .....	1,319 13
Interest .....	32,427 27
Premiums .....	338 00
Fines .....	532 36
Other receipts, viz.:	
Insurance and taxes .....	277 94
Loans of series .....	161,460 00
Loans of bank .....	28,000 00
Total .....	<u>\$558,260 19</u>

## DISBURSEMENTS.

Loans on mortgage security .....	\$91,178 08
Loans on stock security .....	75,072 63
Installment stock withdrawn .....	81,398 30
Installment stock retired .....	100,025 19
Bills payable .....	6,600 00
Real estate sold .....	21,222 00
Insurance and taxes paid for borrowers .....	324 78
Interest, or profits, paid on installment stock withdrawn .....	2,586 96
Interest paid on bills payable .....	11,032 94
Salaries paid, and expenses .....	4,597 63
Real estate expense .....	74 61
Other items, viz.:	
Loan of series .....	161,460 00
Premiums returned .....	25 00
Fines returned .....	45
Cash on hand .....	2,651 62
Total .....	<u>\$558,260 19</u>

## RECORD OF SHARES.

	Installment.
Number of shares in force at beginning of year .....	13,726
Number of shares issued during term .....	5,629
Number of shares retired and withdrawn .....	5,619
Present total number of shares in force .....	13,106
Number of shares pledged for loans .....	3,409

## AMOUNTS OF COMPENSATION AND TO WHOM PAID.

John Gawin, per month, per 1,000 shares .....	\$23 00
Frank J. Heller, per month, per 1,000 shares .....	23 00
Louis Pocwladowski, per month, per 1,000 shares .....	23 00
Twelve directors, per month, per 1,000 shares .....	23 00

## OFFICERS BONDED.

President .....	\$5,000 00
Vice President .....	500 00
Treasurer .....	25,000 00
Secretary .....	5,000 00
Asst. Secretary .....	500 00
Finance committee, each .....	500 00
Appraiser .....	500 00

## WISCONSIN MUTUAL LOAN &amp; BUILDING SOCIETY,

*Milwaukee, Wisconsin.*

Incorporated March 23, 1887. Authorized Capital, \$4,250,000.

Statement December 31, 1903.

THERON HIGBY, President .....Milwaukee, Wis.  
 GEO. G. ALLEN, Treasurer .....Milwaukee, Wis.  
 F. L. ALLCOTT, Secretary .....Milwaukee, Wis.  
 NATH. PERELES & SONS, Attorneys .....Milwaukee, Wis.

**DIRECTORS.**

J. J. HENNESSEY,      EVAN THOMAS,      M. M. VEDDER.  
 MARTIN STARK,      E. J. MANSUR,      JAMES TRAVERSE,  
 J. J. CROWLEY,      C. E. BUCK,      THERON HIGBY,  
 M. H. TOOHEY,      A. E. MANCHESTER.

**RESOURCES.**

Loans on mortgage security on real estate.....	\$54,570 00
Interest unpaid .....	21 25
Due for stock assessments .....	19 00
Cash on hand and in bank .....	911 16
Total .....	<u>\$55,521 41</u>

**LIABILITIES.**

Installment stock in force .....	\$42,730 00
Fund for contingent losses .....	649 05
Advance payments .....	48 00
Astray account .....	67 60
Undivided profits .....	12,026 76
Total .....	<u>\$55,521 41</u>

*Report for year ending December 31st, 1903.*

**RECEIPTS.**

Cash on hand at close of last year .....	\$1,591 50
Dues on installment stock .....	26,831 00
Mortgage loans repaid .....	170 00
Bills payable .....	4,500 00
Advance payments on stock .....	48 00
Pass-book fees .....	54 00
Fees, other than membership, transfers .....	4 00
Interest .....	10,045 45
Premiums on stock sold .....	2 95
Fines .....	21 72
Other receipts, viz.:	
Prepayment premium .....	5 10
Mortgage loans repaid, matured .....	119,680 00
Total .....	<u>\$162,953 72</u>

**DISBURSEMENTS.**

Loans on mortgage security .....	\$16,490 00
Installment stock withdrawn .....	17,285 00
Matured stock retired .....	66,723 00
Bills payable .....	4,500 00
Interest, or profits, paid on installment stock withdrawn .....	2,885 09
Interest, or profits, paid on matured stock retired .....	52,957 00
Interest paid on bills payable .....	35 00
Salaries paid .....	875 00
Other expenses .....	292 47
Cash on hand .....	911 16
Total .....	<u>\$162,953 72</u>

**RECORD OF SHARES.**

	Installment.
Number of shares in force at beginning of year .....	1,298
Number of shares issued during term .....	1,819
Number of shares retired and withdrawn .....	1,334
Present total number of shares in force .....	1,783
Number of shares pledged for loans .....	321

**AMOUNTS OF COMPENSATION AND TO WHOM PAID.**

F. L. Allcott, Secretary (\$300.00 per annum for each series) .....	\$600 00
---	----------

**OFFICERS BONDED.**

Secretary .....	\$10,000 00
-----------------	-------------

# WISCONSIN NATIONAL LOAN & BUILDING ASSOCIATION,

*Milwaukee, Wisconsin.*

Incorporated April 16, 1895.    Authorized Capital, \$5,000,000.

Statement December 31, 1903.

DAVID W. HOWIE, President .....	Milwaukee, Wis.
CHARLES N. TURNER, Treasurer .....	Milwaukee, Wis.
ZENO M. HOST, Secretary .....	Milwaukee, Wis.
PIERSON L. HALSEY, Attorney .....	Milwaukee, Wis.

## DIRECTORS.

DAVID W. HOWIE,	WM. H. DODSWORTH.	WILLIBALD HOFFMAN,
ZENO M. HOST,	SAMUEL WALWIG.	LAWRENCE W. HALSEY,
	ALVIN P. KLETZSCH.	

## RESOURCES.

Loans on mortgage security on real estate .....	\$99,900 00
Loans on stock security .....	3,910 44
Loans on other security and land contracts .....	988 43
Real estate .....	4,142 18
Furniture and fixtures .....	324 27
Judgment of foreclosure .....	7,963 74
Due for insurance and taxes paid for borrowers .....	390 36
Interest due .....	592 44
Discount not earned .....	140 65
Fines due .....	115 30
Rent due .....	36 00
Cash on hand and in bank .....	582 92
 Total .....	 <u>\$119,086 73</u>

## LIABILITIES.

Installment stock in force .....	\$35,234 50
Full paid stock in force .....	7,600 00
Fund for contingent losses .....	822 65
Deposits and interest due .....	1,069 44
Borrowed money .....	7,500 00
Incomplete loans .....	1,466 89
Salaries due .....	2 50
Dividends due on installment and full paid stock .....	12,315 36
Solicitors' fees .....	175 00
Undivided profits .....	2,960 39
 Total .....	 <u>\$119,086 73</u>

# REPORTS OF BUILDING AND LOAN ASSOCIATIONS 87

*Report for year ending December 31st, 1903.*

## RECEIPTS.

Cash on hand at close of last year .....	\$4,803 55
Dues on installment stock .....	29,915 25
Full paid stock .....	7,600 00
Mortgage loans repaid .....	19,300 00
Stock loans repaid .....	2,591 40
Bills payable .....	23,500 00
Interest .....	8,575 87
Fees, other than membership .....	86 00
Membership fees .....	2,009 00
Fines .....	50 00
Insurance and taxes refunded by borrowers .....	279 39
Sales of real estate and land contracts .....	391 88
Rents .....	109 00
Judgments .....	190 00
Certificates of deposits .....	2,000 00
<b>Total .....</b>	<b>\$104,401 54</b>

## DISBURSEMENTS.

Loans on mortgage security .....	\$53,664 68
Loans on stock security .....	3,166 40
Installment stock withdrawn .....	8,316 75
Installment stock retired .....	1,980 00
Matured stock retired .....	8,258 25
Bills payable and deposits .....	18,000 00
Insurance and taxes paid for borrowers and recording for borrowers .....	305 42
Interest, or profits, paid on installment stock withdrawn .....	824 39
Interest, or profits, paid on installment stock retired .....	573 60
Interest, or profits, paid on matured stock retired .....	3,841 75
Interest paid on bills payable, deposits and advanced payments .....	516 22
Salaries paid .....	1,535 00
Taxes on association property .....	22 34
Commissions .....	1,724 75
Other expenses .....	766 15
Real estate and repairs .....	181 50
Solicitors' fees and costs .....	141 42
Cash on hand .....	582 92
<b>Total .....</b>	<b>\$104,401 54</b>

## RECORD OF SHARES.

	Installment.
Number of shares in force at beginning of year .....	3,506
Number of shares issued during the year .....	2,009
Number of shares withdrawn and retired .....	802
Present total number of shares in force .....	4,713
Number of shares pledged for loans .....	999

## AMOUNTS OF COMPENSATION AND TO WHOM PAID.

C. P. Host, Asst. Secretary .....	\$720 00
Samuel Walwig, General Agent .....	480 00
Charles N. Turner, Treasurer .....	90 00
Directors, each pr. meeting .....	5 00
Auditing Committee, evening service, each .....	2 00

## OFFICERS BONDED.

Treasurer .....	\$5,000 00
Secretary .....	2,500 00

## TWIN CITY BUILDING, LOAN & SAVINGS ASSOCIATION,

*Neenah, Wisconsin.*

Incorporated Nov. 23, 1893.    Authorized Capital, \$1,000,000.

Statement December 31, 1903.

HASKELL E. COATS, President .....	Neenah, Wis.
S. B. MORGAN, Treasurer .....	Neenah, Wis.
MAYHEW MOTT, Secretary .....	Neenah, Wis.
MERRITT L. CAMPBELL, Attorney .....	Neenah, Wis.

### DIRECTORS.

HASKELL E. COATS,	WILLIAM G. BROWN,	GUSTAV KALFAHS,
THOMAS B. BLAIR,	ARCHIE M. YOUNG,	JOHN RUPP,
MAYHEW MOTT,	WM. TUNNICLIFFE,	WILLIAM A. MASON,
LAWRENCE P. LARSEN,	EDWARD JANDREY.	

### RESOURCES.

Loans on mortgage security on real estate .....	\$21,774 00
Loans on stock security .....	1,150 00
Due for insurance paid for borrowers .....	18 75
Expense fund overdrawn .....	326 14
Profits reapportioned .....	15 06
Fines due .....	1 50
Sinking fund .....	236 31
Cash on hand and in bank .....	1,526 72
<b>Total</b> .....	<b>\$25,048 48</b>

### LIABILITIES.

Installment stock in force .....	\$18,853 50
Fund for contingent losses .....	236 31
Profits apportioned .....	5,394 42
Undivided profits .....	564 25
<b>Total</b> .....	<b>\$25,048 48</b>

# REPORTS OF BUILDING AND LOAN ASSOCIATIONS. 89

*Report for year ending December 31st, 1903.*

## RECEIPTS.

Cash on hand at close of last year .....	\$1,134 22
Dues on installment stock .....	5,299 50
Mortgage loans repaid .....	3,550 00
Stock loans repaid .....	850 00
Other loans repaid .....	190 00
Insurance and taxes refunded by borrowers .....	16 54
Pass-book and membership fees .....	58 50
Fees, other than membership .....	39 10
Interest .....	1,264 59
Premiums .....	769 73
Fines .....	53 14
<b>Total .....</b>	<b>\$13,325 32</b>

## DISBURSEMENTS.

Loans on mortgage security .....	\$5,430 87
Loans on stock security .....	950 00
Installment stock withdrawn .....	3,561 15
Taxes paid for borrowers .....	16 54
Interest paid on installment stock withdrawn .....	44 89
Profits paid on installment stock retired .....	1,180 25
Salaries paid:	
Secretary .....	230 00
To J. Krupp, Collector .....	10 00
Commissions paid and credited .....	26 75
Other expenses .....	78 21
Other items, viz.:	
Expense fund .....	190 00
Sinking fund .....	79 94
Cash on hand .....	1,526 72
<b>Total .....</b>	<b>\$13,325 32</b>

## RECORD OF SHARES.

	Installment.
Number of shares in force at beginning of year .....	756
Number of shares issued during term .....	138
Number of shares retired and withdrawn .....	99
Present total number of shares in force .....	795
Number of shares pledged for loans .....	333

## AMOUNTS OF COMPENSATION AND TO WHOM PAID.

Mayhew Mott, Secretary .....	\$230 00
John Rupp, Collector .....	10 00

## OFFICERS BONDED.

Secretary .....	\$3,000 00
Treasurer .....	5,000 00
Collector at Menasha .....	500 00

## OSHKOSH MUTUAL LOAN &amp; BUILDING SOCIETY,

*Oshkosh, Wisconsin.*

Incorporated March 13, 1886. Authorized Capital, \$500,000.

Statement December 31, 1903.

E. E. STEVENS, President .....Oshkosh, Wis.  
 THOMAS DALY, Treasurer .....Oshkosh, Wis.  
 GEO. W. JOHNSON, Secretary .....Oshkosh, Wis.  
 GEO. HILTON, Attorney .....Oshkosh, Wis.

**DIRECTORS.**

E. E. STEVENS,                      GEO. HILTON,                      E. M. BRAINERD,  
 HENRY F. KITZ,                      W. F. GRUENWALD,                      JOHN GEIGER,  
 BENJ. DOUGHTY,                      J. H. JENKINS,                      P. L. MARDEN.

**RESOURCES.**

Loans on mortgage security on real estate.....	\$57,695 34
Loans on stock security .....	2,040 00
Real estate .....	2,557 46
Furniture and fixtures .....	162 75
Due for stock assessments .....	329 00
Due for insurance and taxes paid for borrowers .....	24 83
Interest due .....	232 63
Premiums and fees due .....	54 82
Fines due .....	115 73
Cash on hand and in bank .....	1,432 52
Total .....	<u>\$64,645 08</u>

**LIABILITIES.**

Installment stock in force .....	\$60,088 64
Fund for contingent losses .....	13 95
Borrowed money .....	3,250 00
Incomplete loans .....	1,250 00
Advance payments .....	39 00
Undivided profits .....	5 49
Total .....	<u>\$64,645 08</u>



# REPORTS OF BUILDING AND LOAN ASSOCIATIONS. 91

*Report for year ending December 31st, 1903.*

## RECEIPTS.

Cash on hand at close of last year .....	\$843 75
Dues on installment stock .....	15,454 00
Mortgage loans repaid .....	15,725 00
Stock loans repaid .....	1,405 00
Bills payable .....	6,427 41
Interest .....	2,663 32
Premium .....	615 28
Fees, other than membership .....	100 00
Fines .....	37 64
Advance payments on stock .....	39 00
Insurance and taxes refunded by borrowers .....	8 50
Real estate sales .....	927 57
Rents .....	207 54
Profits, sale of back stock .....	519 45
Foreclosure proceedings .....	48 27
<b>Total .....</b>	<b>\$45,021 73</b>

## DISBURSEMENTS.

Loans on mortgage security .....	\$15,725 00
Loans on stock security .....	2,420 00
Installment stock withdrawn .....	11,031 00
Matured stock retired .....	4,610 00
Taxes paid for borrowers .....	24 83
Bills payable .....	3,507 70
Real estate acquired .....	406 77
Interest, or profits, paid on installment stock withdrawn .....	3,033 20
Interest, or profits, paid on matured stock retired .....	1,807 48
Interest paid on bills payable .....	127 41
Salaries paid .....	600 00
Taxes on association property .....	33 69
Commissions .....	12 50
Other expenses .....	232 43
Improvements and repairs on association property .....	17 20
Cash on hand .....	1,432 52
<b>Total .....</b>	<b>\$45,021 73</b>

## RECORD OF SHARES.

	Installment.
Number of shares in force at beginning of year .....	1,034
Number of shares issued during the year .....	286
Number of shares withdrawn and retired .....	261
Present total number of shares in force .....	1,059
Number of shares pledged for loans .....	346

## AMOUNTS OF COMPENSATION AND TO WHOM PAID.

Geo. W. Johnson, Secretary .....	\$600 00
----------------------------------	----------

## OFFICERS BONDED.

Treasurer .....	10,000 00
Secretary .....	10,000 00

## PEOPLES BUILDING &amp; LOAN ASSOCIATION,

*Oshkosh, Wisconsin.*

Incorporated July 22, 1891.    Authorized Capital, \$5,000,000.

Statement December 31, 1903.

W. P. WARWICK, President .....	Oshkosh, Wis.
C. H. KRIPPENE, Treasurer .....	Oshkosh, Wis.
F. J. BARBER, Secretary .....	Oshkosh, Wis.
JOHN W. HUME, Attorney .....	Oshkosh, Wis.

**DIRECTORS.**

F. S. HOAGLIN,	E. S. HINMAN,	JOHN R. EVANS,
J. M. ROLLINS,	W. P. WARWICK,	W. H. BAKER,
E. S. RICHMOND,	C. R. BOARDMAN,	L. O. CHASE.

**RESOURCES.**

Loans on mortgage security on real estate .....	\$114,726 80
Loans on stock security .....	7,945 00
Real estate .....	3,323 45
Bills receivable .....	255 25
Due for stock assessments .....	1,778 05
Interest due .....	1,409 60
Premiums and fees due .....	475 25
Fines due .....	137 50
Cash on hand and in bank .....	3,272 30
Total .....	<u><u>\$133,323 20</u></u>

**LIABILITIES.**

Installment stock in force .....	\$112,469 57
Full paid stock in force .....	8,900 00
Fund for contingent losses .....	772 74
Bills payable .....	6,000 00
Accrued interest on full paid stock .....	159 70
Deferred premiums .....	3,030 75
Surplus .....	1,862 65
Undivided profits .....	127 73
Total .....	<u><u>\$133,323 20</u></u>

*Report for year ending December 31st, 1903.*

**RECEIPTS.**

Cash on hand at close of last year .....	\$1,913 79
Dues on installment stock .....	20,650 62
Full paid stock .....	4,700 00
Mortgage loans repaid .....	24,792 00
Stock loans repaid .....	1,775 00
Bills payable .....	6,500 00
Real estate sales .....	2,651 00
Pass book and membership fees .....	45 50
Interest .....	7,292 50
Premiums .....	3,050 28
Fines .....	70 30
<b>Total .....</b>	<b>\$73,441 59</b>

**DISBURSEMENTS.**

Loans on mortgage security .....	\$33,950 00
Loans on stock security .....	2,395 00
Installment stock withdrawn .....	3,754 75
Full paid stock withdrawn, or retired .....	8,000 00
Matured stock retired, installment .....	16,124 90
Bills payable .....	2,510 45
Interest, or profits, paid on installment stock withdrawn .....	309 03
Interest, or profits, paid on loan payments .....	35 94
Interest, or profits, paid on matured stock retired .....	475 10
Interest, or profits, paid on full paid stock withdrawn or retired .....	482 05
Interest paid on borrowed money .....	87 79
Salaries paid .....	925 00
Other expenses .....	705 32
Other items, viz.:	
Premiums returned .....	157 50
Reserve fund .....	255 86
Cash on hand .....	3,272 30
<b>Total .....</b>	<b>\$73,441 59</b>

**RECORD OF SHARES.**

Number of shares in force at beginning of year .....	Installment. 2,172
Number of shares issued during term .....	402
Number of shares retired and withdrawn .....	284
Present total number of shares in force .....	2,290
Number of shares pledged for loans .....	1,297

**AMOUNTS OF COMPENSATION AND TO WHOM PAID.**

F. J. Barber, Secretary .....	\$900 00
C. H. Krippene, Treasurer .....	25 00

**OFFICERS BONDED.**

Secretary .....	\$7,500 00
-----------------	------------

**HOME MUTUAL BUILDING & LOAN ASSOCIATION,**  
*Racine, Wisconsin.*

Incorporated May 1, 1894.      Authorized Capital, \$2,000,000.

Statement December 31, 1903.

G. V. KRADWELL, President ..... Racine, Wis.  
 C. R. CARPENTER, Treasurer ..... Racine, Wis.  
 ANDREW DIETRICH, Secretary ..... Racine, Wis.  
 JOHN B. SIMMONS, Attorney ..... Racine, Wis.

**DIRECTORS.**

G. V. KRADWELL,      ANDREW SIMONSON,      W. T. HARVEY,  
                                  SOREN SORENSON,      GEO. G. ROBERTS,      BYRON R. JONES,  
                                  GEO. McDOUGALL,      B. HINRICHS,      JOS. HOCKING,  
                                  S. C. JOHNSON,      ANDREW DIETRICH.

**RESOURCES.**

Loans on mortgage security on real estate .....	\$147,125 00
Loans on stock security .....	9,765 00
Furniture and fixtures .....	25 00
Due for insurance and taxes paid for borrowers .....	18 00
Interest due .....	955 50
Premiums and fees due .....	570 15
Fines due .....	135 73
Cash on hand and in bank .....	877 94
 Total .....	 <u><u>\$159,472 32</u></u>

**LIABILITIES.**

Installment stock in force .....	\$106,305 00
Fund for contingent losses .....	235 20
Borrowed money .....	2,500 00
Incomplete loans .....	2,600 00
Advance payments .....	12 40
Net profit apportioned .....	44,011 32
Appraisal fees .....	2 25
Attorney fees .....	3 00
Accrued interest .....	47 97
Undivided profits .....	3,755 18
 Total .....	 <u><u>\$159,472 32</u></u>

# REPORTS OF BUILDING AND LOAN ASSOCIATIONS. 95

*Report for year ending December 31st, 1903.*

## RECEIPTS.

Cash on hand at close of last year .....	\$4,681 67
Dues on installment stock .....	21,536 10
Mortgage loans repaid .....	15,400 00
Stock loans repaid .....	2,305 00
Bills payable .....	9,000 00
Advance payments on stock .....	12 40
Insurance and taxes refunded by borrowers .....	50 00
Pass-book and membership fees .....	143 45
Fees, other than membership .....	37 10
Interest .....	8,788 30
Premiums .....	5,881 58
Fines .....	106 33
Other receipts, viz.:	
Loans not completed .....	2,600 00
Appraisal fees .....	24 75
Attorney fees .....	30 00
<b>Total .....</b>	<b>\$70,596 74</b>

## DISBURSEMENTS.

Loans on mortgage security .....	\$31,650 00
Loans on stock security .....	5,150 00
Installment stock withdrawn .....	16,315 00
Bills payable .....	6,500 00
Insurance paid for borrowers .....	18 00
Interest on profits paid on installment stock withdrawn .....	8,871 52
Interest paid on bills payable .....	188 06
Salaries paid .....	780 00
Commissions paid .....	61 20
Other expenses .....	322 47
Other items, viz.:	
Advance payments .....	10 80
Appraisal fees .....	24 75
Attorney fees .....	27 00
Cash on hand .....	877 94
<b>Total .....</b>	<b>\$70,596 74</b>

## RECORD OF SHARES.

	Installment.
Number of shares in force at beginning of year .....	4,295
Number of shares issued during term .....	400
Number of shares retired and withdrawn .....	500
Present total number of shares in force .....	4,195
Number of shares pledged for loans .....	1,891

## AMOUNTS OF COMPENSATION AND TO WHOM PAID.

Andrew Dietrich, Secretary .....	\$780 00
----------------------------------	----------

## OFFICERS BONDED.

Treasurer .....	\$10,000 00
Secretary .....	10,000 00
President .....	2,000 00
Vice President .....	1,000 00
Attorney .....	1,000 00

## RACINE BUILDING &amp; LOAN ASSOCIATION,

*Racine, Wisconsin.*

Incorporated March 10, 1891. Authorized Capital, \$1,000,000.

Statement December 31, 1903.

A. HUGUNIN, President .....	Racine, Wis.
WILBUR H. DEAN, Treasurer .....	Racine, Wis.
W. C. PALMER, Secretary .....	Racine, Wis.
PALMER & GITTINGS, Attorneys .....	Racine, Wis.

**DIRECTORS.**

G. H. CURTIS,	D. H. FLETT,	W. S. PAUL,
E. T. BILLINGS,	F. C. BAILEY,	SALO HAAS,
E. W. MARCHER,	A. HUGUNIN,	DAVID ROWLAND.

**RESOURCES.**

Loans on mortgage security on real estate .....	\$118,903 35
Loans on stock security .....	24,211 65
Due for insurance and taxes paid for borrowers .....	22 22
Interest due .....	1,153 73
Premiums and fees due .....	576 88
Repairs paid for borrowers .....	14 39
Total .....	<u>\$144,882 22</u>

**LIABILITIES.**

Installment stock in force .....	\$34,508 68
Fund for contingent losses .....	1,085 80
Borrowed money .....	3,339 15
Incomplete loans .....	2,600 00
Advance payments .....	397 00
Undivided profits .....	42,961 59
Total .....	<u>\$144,882 22</u>

*Report for year ending December 31st, 1903.*

**RECEIPTS.**

Cash on hand at close of last year.....	\$2,805 71
Dues on installment stock .....	26,825 24
Mortgage loans repaid .....	21,525 00
Stock loans repaid .....	3,825 01
Bills payable .....	3,339 15
Insurance and taxes refunded by borrowers .....	5 00
Rents .....	20 00
Pass-book and membership fees .....	484 25
Fees, other than membership .....	13 75
Interest .....	9,056 86
Premiums .....	4,508 56
Fines .....	212 43
Other receipts, viz.:	
Due on Incompleted loans .....	2,600 00
<b>Total .....</b>	<b>\$75,220 95</b>

**DISBURSEMENTS.**

Loans on mortgage security .....	\$36,900 00
Loans on stock security .....	7,000 56
Installment stock withdrawn .....	4,639 50
Installment stock retired .....	7,699 00
Matured stock retired .....	8,559 00
Interest, or profits, paid on installment stock withdrawn.....	683 35
Interest, or profits, paid on installment stock retired.....	1,508 41
Interest, or profits, paid on matured stock retired .....	6,716 00
Salaries paid .....	840 00
Other expenses .....	375 13
Other items, viz.:	
Due on Incompleted loans at close of last year.....	300 00
<b>Total .....</b>	<b>\$75,220 95</b>

**RECORD OF SHARES.**

	Installment.
Number of shares in force at beginning of year .....	3,888½
Number of shares issued during the year .....	1,126
Number of shares retired and withdrawn .....	520½
Present total number of shares in force .....	4,494
Number of shares pledged for loans .....	2,314½

**AMOUNTS OF COMPENSATION AND TO WHOM PAID.**

W. C. Palmer, Secretary .....	\$840 00
-------------------------------	----------

**OFFICERS BONDED.**

Secretary .....	\$5,000 00
Treasurer .....	8,000 00

## RHINELANDER BUILDING &amp; LOAN ASSOCIATION,

*Rhineland, Wisconsin.*

Incorporated Oct. 1, 1900.      Authorized Capital, \$1,000,000.

Statement December 31, 1903.

W. E. ASHTON, President ..... Rhineland, Wis.  
 M. H. RAYMOND, Treasurer ..... Rhineland, Wis.  
 A. W. SHELTON, Secretary ..... Rhineland, Wis.

**DIRECTORS.**

W. E. ASHTON.	F. E. PARKER.	W. E. BROWN.
S. H. ALBAN.	M. H. RAYMOND.	A. D. SUTTON.
CHAS. CHAFFEE,	C. C. BRONSON.	H. C. BRAEGER,
A. L. DUNN,	A. E. WEESNER.	

**RESOURCES.**

Loans on mortgage security on real estate .....	\$52,387 00
Loans on stock security .....	520 00
Due for stock assessments .....	211 00
Interest due .....	63 14
Fines due .....	28 55
Cash on hand and in bank .....	1,081 44
Total .....	<u>\$54,291 13</u>

**LIABILITIES.**

Installment stock in force .....	\$38,620 00
Fund for contingent losses .....	302 64
Borrowed money .....	8,500 00
Incomplete loans .....	2,416 69
Advance payments .....	59 00
Undivided profits .....	4,392 80
Total .....	<u>\$54,291 13</u>



*Report for year ending December 31st, 1903.*

**RECEIPTS.**

Dues on installment stock .....	\$15,466 00
Mortgage loans repaid .....	5,700 00
Stock loans repaid .....	1,182 50
Bills payable .....	12,000 00
Advance payments on stock .....	59 00
Pass-book and membership fees .....	207 00
Fees, other than membership .....	89 75
Interest .....	2,717 82
Fines .....	100 25
<b>Total .....</b>	<b>\$37,522 32</b>

**DISBURSEMENTS.**

Loans on mortgage security .....	\$26,550 00
Loans on stock security .....	740 00
Installment stock withdrawn .....	3,452 51
Bills payable .....	5,341 84
Interest paid on bills payable .....	157 53
Salaries paid .....	168 00
Other items .....	31 00
Cash on hand .....	1,081 44
<b>Total .....</b>	<b>\$37,522 32</b>

**RECORD OF SHARES.**

	<b>Installment.</b>
Number of shares in force at beginning of year .....	970
Number of shares issued during term .....	828
Number of shares retired and withdrawn .....	120
Present total number of shares in force .....	1,678
Number of shares pledged for loans .....	638

**AMOUNTS OF COMPENSATION AND TO WHOM PAID.**

A. W. Shelton, Secretary .....	\$168 00
--------------------------------	----------

**OFFICERS BONDED.**

Secretary .....	\$2,000 00
Treasurer .....	2,000 00



# SHEBOYGAN MUTUAL SAVINGS, LOAN & BUILDING ASSOCIATION,

*Sheboygan, Wisconsin.*

Incorporated April 23, 1885. Authorized Capital, \$2,500,000.

Statement December 31, 1903.

T. M. BLACKSTOCK, President .....	Sheboygan, Wis.
HENRY TRESTER, Treasurer .....	Sheboygan, Wis.
W. C. ROENITZ, Secretary .....	Sheboygan, Wis.
FRANCIS WILLIAMS, Attorney .....	Sheboygan, Wis.

## DIRECTORS.

THOS. M. BLACKSTOCK.	WM. H. GUNTHER.	HENRY TRESTER.
THOMAS McNEILL.	HENRY SCHULE, JR.,	C. ACKERMANN,
WM. BRAASCH.	HENRY BOYLE.	T. WILKE,
C. C. LADENBERGER.	C. H. ROENITZ,	JOHN BALZER.

## RESOURCES.

Loans on mortgage security on real estate .....	\$186,975 00
Loans on stock security .....	11,234 00
Real estate .....	6,120 31
Furniture and fixtures .....	100 00
Due for stock assessments .....	1,638 00
Due for insurance and taxes paid for borrowers .....	83 13
Interest due .....	1,362 67
Premiums and fees due .....	192 46
Fines due .....	144 60
Cash on hand and in bank .....	360 03
Total .....	<u>\$208,210 20</u>

## LIABILITIES.

Installment stock in force .....	\$194,065 69
Fund for contingent losses .....	1,562 87
Borrowed money .....	5,000 00
Advance payments .....	22 32
Undivided profits .....	7,569 32
Total .....	<u>\$208,210 20</u>

1904

# REPORTS OF BUILDING AND LOAN ASSOCIATIONS. 101

*Report for year ending December 31st, 1903.*

## RECEIPTS.

Cash on hand at close of last fiscal year .....	\$8,760 76
Dues on installment stock .....	33,750 50
Mortgage loans repaid .....	20,525 00
Stock loans repaid .....	1,905 00
Bills payable .....	5,000 00
Insurance and taxes refunded by borrowers .....	70 22
Rents .....	160 50
Interest .....	6,294 20
Premiums .....	1,582 01
Fines and charges .....	337 00
Other receipts, viz.: Margin on withdrawals .....	171 05
Total .....	<u>\$78,556 24</u>

## DISBURSEMENTS.

Loans on mortgage security .....	\$49,975 00
Loans on stock security .....	4,885 00
Installment stock withdrawn .....	10,184 56
Dues returned .....	920 00
Matured stock retired .....	11,800 00
Salaries paid .....	320 00
Other expenses .....	111 65
Cash on hand .....	360 03
Total .....	<u>\$78,556 24</u>

## RECORD OF SHARES.

	Installment.
Number of shares in force at beginning of year .....	3,349½
Number of shares issued during term .....	1,006½
Number of shares retired and withdrawn .....	303
Present total number of shares in force .....	4,052
Number of shares pledged for loans .....	1,101

## AMOUNTS OF COMPENSATION AND TO WHOM PAID.

W. C. Roenitz, Secretary .....	\$40 per month.
--------------------------------	-----------------

## OFFICERS BONDED.

Secretary .....	\$20,000 00
-----------------	-------------

# SOUTH MILWAUKEE MUTUAL LOAN & BUILDING ASSOCIATION,

*South Milwaukee, Wisconsin.*

Incorporated Dec. 31, 1891.    Authorized Capital, \$1,000,000.

Statement December 31, 1903.

JOHN ZILG, President .....	South Milwaukee, Wis.
E. B. INGALLS, Treasurer .....	South Milwaukee, Wis.
C. A. SWIGART, Secretary .....	South Milwaukee, Wis.
J. G. DAVIES, Attorney .....	South Milwaukee, Wis.

## DIRECTORS.

GEO. H. HOOK,	ROBT. W. GRACE,	ROBT. MOSCRIP,
BYRON E. WALTER,	A. D. BETHEL,	L. A. McELROY,
E. B. INGALLS,	EDW. MARGETTS,	E. J. MORISSE.

## RESOURCES.

Loans on mortgage security on real estate .....	\$54,743 48
Loans on stock security .....	25 00
Loans on other security .....	30 00
Stationery and supplies .....	35 00
Cash on hand and in bank .....	39 78
<b>Total .....</b>	<b>\$54,873 26</b>

## LIABILITIES.

Installment stock in force .....	\$24,615 50
Full paid stock in force .....	20,800 00
Fund for contingent losses .....	350 65
Borrowed money .....	3,000 00
Undivided profits .....	6,107 11
<b>Total .....</b>	<b>\$54,873 26</b>

# REPORTS OF BUILDING AND LOAN ASSOCIATIONS. 103

*Report for year ending December 31st, 1903:*

## RECEIPTS.

Cash on hand at close of last year .....	4 58
Dues on installment stock .....	11,730 00
Full paid stock .....	13,100 00
Mortgage loans repaid .....	3,900 00
Bills payable .....	8,100 00
Pass-book and membership fees .....	32 00
Fees, other than membership .....	75
Interest .....	3,841 60
Fines .....	8 35
<b>Total</b> .....	<b>\$40,717 28</b>

## DISBURSEMENTS.

Loans on mortgage security .....	\$20,200 00
Installment stock withdrawn .....	6,822 00
Full paid stock withdrawn, or retired .....	2,200 00
Bills payable .....	9,400 00
Interest, or profits, paid on installment stock withdrawn .....	652 80
Interest, or profits, paid on full paid stock withdrawn or retired .....	27 93
Interest paid on bills payable .....	97 23
Salaries paid .....	431 93
Other expenses .....	161 58
Other items, viz.: Regular interest on paid up stock in force .....	683 97
Cash on hand .....	39 78
<b>Total</b> .....	<b>\$40,717 28</b>

## RECORD OF SHARES.

Number of shares in force at beginning of year .....	Installment. 909
Number of shares issued during term .....	363½
Number of shares retired and withdrawn .....	272
Present total number of shares in force .....	1,000½
Number of shares pledged for loans .....	282½

## AMOUNTS OF COMPENSATION AND TO WHOM PAID.

C. A. SWIGART, Secretary .....	\$431 33
--------------------------------	----------

## OFFICERS BONDED.

Treasurer .....	\$2,500 00
Secretary .....	2,500 00

## STEVENS POINT SAVINGS &amp; LOAN ASSOCIATION,

*Stevens Point, Wisconsin.*

Incorporated Aug. 29, 1896. Authorized Capital, \$1,000,000.

Statement January 2, 1904.

T. B. PRAY, President .....	Stevens Point, Wis.
F. A. SOUTHWICK, Treasurer .....	Stevens Point, Wis.
F. A. ENGBERRY, Secretary .....	Stevens Point, Wis.
D. E. FROST, Attorney .....	Stevens Point, Wis.

**DIRECTORS.**

V. P. ATWELL.	E. D. GLENNON.	C. E. EDWARDS.
D. E. FROST.	W. B. BUCKINGHAM.	T. B. PRAY.
A. R. WEEK.	F. A. SOUTHWICK.	W. G. PRESTON.

**RESOURCES.**

Loans on mortgage security on real estate .....	\$51,170 14
Loans on stock security .....	325 00
Furniture and fixtures .....	200 00
Bills receivable .....	2,400 00
Sundry personal accounts .....	643 31
Cash on hand and in bank .....	389 23
Total .....	<u>\$55,133 69</u>

**LIABILITIES.**

Installment stock in force .....	\$31,395 76
Full paid stock in force .....	12,400 00
Legal reserve .....	478 34
Fund for contingent losses, legal reserve .....	478 34
Deposits .....	60 00
Borrowed money .....	8,725 00
Surplus (undivided profits) .....	854 86
Checks outstanding .....	600 25
Suspense account .....	619 48
Total .....	<u>\$55,133 69</u>

# REPORTS OF BUILDING AND LOAN ASSOCIATIONS. 105

*Report for year ending December 31st, 1903.*

## RECEIPTS.

Cash on hand at close of last year .....	\$1,445 58
Dues on installment stock .....	28,578 81
Full paid stock .....	6,400 00
Mortgage loans repaid .....	7,975 25
Stock loans repaid .....	5,537 58
Bills payable .....	9,000 00
Interest .....	1,559 06
Premiums .....	65 49
Insurance and taxes refunded by borrowers .....	32 20
<b>Total .....</b>	<b>\$60,593 77</b>

## DISBURSEMENTS.

Loans on mortgage security .....	\$30,043 41
Installment stock withdrawn .....	21,503 42
Full paid stock withdrawn or retired .....	5,800 00
Interest paid on bills payable .....	185 76
Bills payable .....	275 00
Interest, or profits, paid on installment, matured and full paid stock .....	394 84
Salaries paid .....	300 00
Other expenses .....	12 50
C. Zorn (overpaid) .....	12 50
Advance payments on paid up stock .....	42 96
Office furniture .....	200 00
Cash on hand .....	389 23
Charged to F. A. Engberry .....	1,434 13
<b>Total .....</b>	<b>\$60,593 77</b>

## RECORD OF SHARES.

	Installment.
Number of shares in force at beginning of year .....	768½
Number of shares issued during term .....	393
Number of shares retired and withdrawn .....	280
Present total number of shares in force.....	881½
Number of shares pledged for loans .....	486

## AMOUNTS OF COMPENSATION AND TO WHOM PAID.

F. A. Engberry .....	\$300 per annum.
----------------------	------------------

## OFFICERS BONDED.

Secretary .....	\$2,500 00
-----------------	------------

DOUGLAS COUNTY BUILDING & LOAN  
ASSOCIATION,*Superior, Wisconsin.*

Incorporated April 8, 1902.      Authorized Capital, \$200,000.

Statement December 31, 1903.

D. BURNETT, President .....	Superior, Wis.
D. OSBORN, Treasurer .....	Superior, Wis.
C. S. COOLEY, Secretary .....	Superior, Wis.
A. C. TITUS, Attorney .....	Superior, Wis.

**DIRECTORS.**

D. BURNETT,	D. OSBORN,	FRANK STEELE,
B. M. PADOCK,	J. H. ANDREWS,	L. A. POTTER,
F. L. MINETTE,	J. F. HURLE,	C. W. MURRAY.

**RESOURCES.**

Loans on mortgage security on real estate .....	\$3,250 00
Loans on stock security .....	50 00
Stationery and supplies .....	53 22
Due for insurance and taxes paid for borrowers .....	2 00
Cash on hand and in bank .....	228 30
Total .....	<u>\$3,583 52</u>

**LIABILITIES.**

Installment stock in force .....	\$3,016 20
Full paid stock in force .....	300 00
Fund for contingent losses .....	12 98
Advance payments .....	7 80
Undivided profits .....	246 54
Total .....	<u>\$3,583 52</u>



# REPORTS OF BUILDING AND LOAN ASSOCIATIONS. 107

*Report for year ending December 31st, 1903.*

## RECEIPTS.

Cash on hand at close of last year .....	\$129 78
Dues on installment stock .....	1,964 70
Pass book and membership fees .....	27 60
Interest .....	173 70
Fees, other than membership .....	50
Fines .....	2 24
Advance payments on stock .....	7 80
Total .....	<u>\$2,306 32</u>

## DISBURSEMENTS.

Loans on mortgage security .....	\$1,500 75
Loans on stock security .....	50 00
Installment stock withdrawn .....	382 90
Full paid stock withdrawn or retired .....	100 00
Insurance paid for borrowers .....	2 00
Interest, or profits, paid on installment stock withdrawn.....	12 62
Interest, or profits, paid on full paid stock withdrawn or retired.....	17 50
Other expenses .....	12 25
Cash on hand .....	228 30
Total .....	<u>\$2,306 32</u>

## RECORD OF SHARES.

	Installment.
Number of shares in force at beginning of year.....	623
Number of shares issued during year .....	184
Number of shares withdrawn and retired .....	140
Present total number of shares in force .....	667
Number of shares pledged for loans .....	75

## OFFICERS BONDED.

Treasurer .....	\$1,000 00
Secretary .....	500 00

# SUPERIOR HOME BUILDING & LOAN ASSOCIATION,

*Superior, Wisconsin.*

Incorporated August, 1890.      Authorized Capital, \$1,000,000.

Statement December 31, 1903.

MAX ALBENBERG, President .....	Superior, Wis.
MAX ALBENBERG, Treasurer .....	Superior, Wis.
CHAS SMITH, Secretary .....	Superior, Wis.
C. M. WILSON, Attorney .....	Superior, Wis.

## DIRECTORS.

MAX ALBENBERG,	W. M. GRAHAM,	A. R. BERG,
C. M. WILSON,	L. J. PICKIT,	WM. ROY CRAFF,
	CHAS SMITH.	

## RESOURCES.

Loans on mortgage security on real estate .....	\$276 02
Loans on other security .....	433 75
Real estate .....	12,200 00
Interest due .....	121 40
Real estate, contracts .....	10,913 20
Cash on hand and in bank .....	31 65
Total .....	<u>\$23,976 02</u>

## LIABILITIES.

Installment stock in force .....	\$23,382 58
Fund for contingent losses .....	418 44
Undivided profits .....	175 00
Total .....	<u>\$23,976 02</u>

# REPORTS OF BUILDING AND LOAN ASSOCIATIONS. 109

*Report for year ending December 31st, 1903.*

## RECEIPTS.

Cash on hand at close of last year .....	\$300 97
Dues on installment stock .....	71 00
Mortgage loans repaid .....	70 33
Other loans repaid .....	571 60
Interest .....	767 57
Real estate sales .....	2,305 72
Rents .....	1,277 51
<b>Total .....</b>	<b>\$5,365 30</b>

## DISBURSEMENTS.

Loans on contract security .....	58 72
Installment stock withdrawn .....	3,089 75
Interest paid on advance payments .....	2 43
Insurance on association property .....	86 50
Salaries paid .....	364 33
Taxes on association property .....	222 03
Commissions .....	107 50
Other expenses .....	77 06
Other items .....	81 57
Dividends paid January 3d .....	527 79
Attorney's fees .....	15 00
Repairs .....	700 97
Cash on hand .....	31 65
<b>Total .....</b>	<b>\$5,365 30</b>

## RECORD OF SHARES.

	Installment.
Number of shares in force at beginning of year .....	1,010
Number of shares issued during year .....	10
Number of shares withdrawn and retired .....	154
Present total number of shares in force .....	866
Number of shares pledged for loans .....	12

## AMOUNTS OF COMPENSATION AND TO WHOM PAID.

Chan Smith, Secretary .....	\$364 33
Directors, for each meeting attended .....	1 00
Directors fined for each absence .....	50

## OFFICERS BONDED.

Secretary .....	\$1,000 00
-----------------	------------

## WASHBURN LOAN &amp; BUILDING ASSOCIATION,

*Washburn, Wisconsin.*

Incorporated June 16, 1890. Authorized Capital, \$1,000,000.

Statement December 31, 1903.

F. T. YATES, President ..... Washburn, Wis.  
 B. UNGRODT, Treasurer ..... Washburn, Wis.  
 L. N. CLAUSEN, Secretary ..... Washburn, Wis.

**DIRECTORS.**

F. T. YATES,                      B. UNGRODT,                      D. W. COMING,  
 L. N. CLAUSEN,                      WM. O'NEIL,                      GEO. A. WHITE,  
     D. M. MAXEY,                      PETER LA BRASH.                      C. S. STEVENS,  
     JOHN O. SULLIVAN,                      A. G. HEBBERD,                      Q. W. FROST.

**RESOURCES.**

Loans on mortgage security on real estate .....	\$33,470 00
Loans on stock security .....	150 00
Real estate .....	312 03
Due for stock assessments .....	126 40
Due for insurance and taxes paid for borrowers .....	54 62
Interest due .....	45 13
Premiums and fees due .....	56 42
Fines due .....	23 01
Attorney fees .....	2 50
Foreclosure account .....	517 95
Cash on hand and in bank .....	1,753 76
Total .....	<u>\$36,511 82</u>

**LIABILITIES.**

Installment stock in force .....	\$26,441 10
Fund for contingent losses .....	763 44
Installments .....	203 40
Interest .....	9 53
Premiums .....	9 53
Undivided profits .....	9,064 82
Total .....	<u>\$36,511 82</u>

# REPORTS OF BUILDING AND LOAN ASSOCIATIONS. 111

*Report for year ending December 31st, 1903.*

## RECEIPTS.

Cash on hand at close of last year .....	\$2,930 01
Dues on installment stock .....	10,303 10
Mortgage loans repaid .....	6,025 00
Insurance and taxes refunded by borrowers .....	211 82
Pass-book and membership fees .....	180 80
Fees, other than membership .....	11 00
Interest .....	1,987 50
Premiums .....	2,258 37
Fines .....	149 83
Other receipts, viz.:	
Payment on land contract .....	75 00
Attorney fees .....	17 50
Total .....	<u>\$24,149 93</u>

## DISBURSEMENTS.

Loans on mortgage security .....	\$9,665 00
Loans on stock security .....	50 00
Installment stock withdrawn .....	2,010 90
Installment stock retired .....	5,441 40
Matured stock retired .....	959 40
Taxes paid for borrowers .....	211 32
Interest, or profits, paid on installment stock withdrawn .....	189 29
Interest, or profits, paid on installment stock retired .....	2,684 35
Interest, or profits, paid on matured stock retired .....	690 60
Salaries paid .....	424 00
Other items, viz.:	
Pass books and printing .....	49 90
Attorney fees .....	20 00
Cash on hand .....	1,753 76
Total .....	<u>\$21,149 93</u>

## RECORD OF SHARES.

	Installment.
Number of shares in force at beginning of year .....	2,434
Number of shares issued during year .....	899
Number of shares withdrawn and retired .....	543
Present total number of shares in force .....	2,790
Number of shares pledged for loans .....	672

## AMOUNTS OF COMPENSATION AND TO WHOM PAID.

L. N. Clausen, Secretary .....	\$400 00
B. Ungrodt, Treasurer .....	24 00

## OFFICERS BONDED.

Treasurer .....	\$2,500 00
Secretary .....	1,000 00

110 REF

WAS

Inc

I  
B  
I

# REPORTS OF BUILDING AND LOAN ASSOCIATIONS. 113

*Report for year ending December 31st, 1903.*

## RECEIPTS.

Cash on hand at close of last year.....	\$21 64
Dues on installment stock .....	1,718 00
Mortgage loans repaid .....	4,800 00
Bills payable .....	960 00
Interest .....	832 81
Fines .....	34 40
Admission fees .....	6 00
<b>Total .....</b>	<b>\$8,372 85</b>

## DISBURSEMENTS.

Loans on mortgage security .....	\$6,700 00
Installment stock withdrawn .....	196 00
Bills payable .....	830 00
Interest paid on bills payable .....	243 28
Dividends .....	376 50
Salaries paid .....	25 00
Cash on hand .....	2 07
<b>Total .....</b>	<b>\$8,372 85</b>

## AMOUNTS OF COMPENSATION AND TO WHOM PAID.

Chas. A. Skinner .....	\$25 00
------------------------	---------

## OFFICERS BONDED.

Secretary .....	\$2,000 00
Treasurer .....	1,000 00

THE WATER

Incorporated A

FRED A. HOFF  
WILLIAM SPR  
CHARLES A. S

F. A. HOFF

Loans on  
Ponds  
Fines du  
Cash on

To:

Fund  
Bonds  
Surplus  
Corporation  
Transferee  
Bond



*Report for year ending December 31st, 1903.*

**RECEIPTS.**

Cash on hand at close of last year .....	\$49 42
Dues on installment stock .....	6,020 75
Full paid stock .....	5,250 00
Mortgage loans repaid .....	3,300 00
Stock loans repaid .....	72 00
Bills payable .....	7,090 00
Pass-book and membership fees .....	186 02
Fees, other than membership .....	9 50
Interest .....	1,261 91
Fines .....	15 02
<b>Total .....</b>	<b>\$23,254 62</b>

**DISBURSEMENTS.**

Loans on mortgage security .....	\$14,000 00
Loans on stock security .....	157 00
Installment stock withdrawn .....	907 50
Full paid stock withdrawn, or retired .....	1,050 00
Bills payable .....	6,440 00
Interest, or profits, paid on full paid stock withdrawn or retired.....	212 50
Interest paid on bills payable .....	86 47
Salaries paid .....	300 00
Commissions paid .....	66 00
Other expenses .....	18 50
Cash on hand .....	16 65
<b>Total .....</b>	<b>\$23,254 62</b>

**RECORD OF SHARES.**

Number of shares in force at beginning of year.....	Installment. 716
Number of shares issued during term .....	258
Number of shares retired and withdrawn .....	105
Present total number of shares in force .....	869
Number of shares pledged for loans .....	228

**AMOUNTS OF COMPENSATION AND TO WHOM PAID.**

A. A. Bock, Secretary, per month .....	\$25 00
--	---------

**OFFICERS BONDED.**

President .....	\$1,000 00
Vice President .....	1,000 00
Secretary .....	2,500 00
Treasurer .....	3,000 00
Attorney .....	500 00

115

1901

---

# APPENDIX.

---

**Wisconsin Statutes of 1898, Chapter 93, as amended  
by the Laws of 1899, 1901 and 1903,**

**RELATING TO**

**Mutual Building and Loan Associations.**

---



# WISCONSIN STATUTES OF 1898.

## CHAPTER 93.

---

### MUTUAL BUILDING AND LOAN ASSOCIATIONS.

#### Local and Foreign.

Section 2009. A corporation for the purpose of raising money to be loaned among its members shall be known as a building and loan association; if organized under the laws of this state, as a local association, and if under the laws of any other state or territory, as a foreign association. The words building and loan association shall form part of the name of every such local association hereafter organized, and no corporation not organized under these statutes shall be entitled to use a name embodying said words, except that corporations now existing may continue their present names.

**Power to borrow money.** There was nothing in ch. 93, Ann. Stats., which prohibited a building association organized and incorporated under it from borrowing money, and in the absence of anything to that effect in its articles of incorporation or by-laws it had the same borrowing powers as other corporations, and might exercise them when it was reasonably necessary for it to do so in order to carry out its purposes. Hence on the maturity of a series of stock, whereby non-borrowing members were entitled to payment for their shares, the association might, instead of accumulating funds for the purpose of paying them, borrow money to pay such shares. If money was loaned pursuant to proper action by the regular authorities of the association the obligation to pay bound it, though the funds were used for a different purpose than that for which they might be borrowed, the lender being without knowledge of the intention to use them unauthorizedly. The power to borrow money implies the power to secure its payment by assigning bonds and mortgages given the association, though they were obtained from the holders of other series of stock than that which was payable. A want of power to make a loan cannot be alleged by an association after the money has been applied to one of its legitimate purposes: *North Hudson Mut. B. & Loan Ass'n v. First Nat. Bank*, 79 Wis., 31.

#### Incorporation.

Section 2010. Such local associations may be organized and conducted under the general laws relating to corporations except

as herein provided ; but the articles of incorporation, amendments thereof and all papers relating thereto shall be filed with the bank examiner, who may issue the certificate of incorporation ; but the same shall not issue until a verified copy of the by-laws adopted by the association shall be filed with him nor until the articles and by-laws shall have been approved by the attorney-general ; and until such certificate be issued no such association shall have legal existence and only such by-laws, alterations and amendments thereof as shall have been so filed and approved shall be deemed operative. The fee for said certificate shall be ten dollars, for filing amendments to the articles five dollars, which shall be paid to the bank examiner, and all fees received shall be paid into the state treasury.

### **Powers.**

Section 2011. Such local associations shall have power :

1. To issue stock to members ; to assess and collect from members fees, dues, fines, interest, premiums and other charges, and the same shall not be held to be usurious ; to permit or force members to withdraw all or part of their stock ; to make loans to members ; all upon such terms and conditions as may be provided in the by-laws.

2. To borrow money for temporary purposes, not inconsistent with the objects of the association, and issue its evidences of indebtedness therefor, but for no longer term than one year and not exceeding in the aggregate amount one-fifth of the assets on hand.

3. To acquire, by purchase or otherwise, only such real estate as may be necessary for the protection or enforcement of its securities and the collection of any claims or debts due to it ; and all the same shall be sold within ten years from acquiring title thereto.

4. To delegate authority to its directors to alter or amend its by-laws under such restrictions and limitations as it may deem proper.

5. To exercise all such powers as are necessary and proper to enable them to carry out the purposes of their organization.

**Capital; series; paid up stock.**

Section 2012. The capital stock of any such association shall not exceed five million dollars; the same may be issued in one or more successive series in such amount, in the absence of a provision in the by-laws, as the directors may determine, but no series shall exceed five hundred thousand dollars nor one-tenth of the aggregate capital stock. The capital stock shall be divided into shares of not less than twenty-five dollars nor more than two hundred dollars each, payable in periodical installments, called dues, not exceeding two dollars each per share; except, that when the demand for loans exceeds the income of the association applicable for loans, then the association may issue its paid up stock to an amount sufficient to meet such demand for loans, but no person shall become the owner of shares exceeding in par value the sum of twenty-five hundred dollars. When such association shall accumulate funds in excess of its requirements for loans, then such paid up stock shall be retired in such manner as the by-laws provide or as the board of directors may determine.

**Cancellation of stock; interest on prepaid dues.**

Section 2013. All shares withdrawn, forfeited, retired or surrendered shall be cancelled and become the property of the association, and in lieu of the same new shares may be issued in any subsequent series. Unpaid installments and other charges upon shares shall be a lien thereon, enforceable as in the by-laws prescribed. Payment of dues or interest may be made in advance, but no interest shall be allowed therefor exceeding six per cent. per annum nor for a longer period than one year.

**Forfeiture of shares.**

Section 2014. If a member be in arrears for more than six months for dues, interest or premiums, his shares, at the option of the directors, shall be declared forfeited. The withdrawal value of the shares at the time of the first default shall be ascertained and all fines and other charges deducted therefrom and the balance paid to such member, unless he be a borrower, in which case such balance shall be applied on his loan. All shares so forfeited shall cease to participate in any profits of the asso-

ciation accruing after the last adjustment and valuation of said shares before said default, but shall revert to the association freed from all interest, claim or demand on the part of such member or any person claiming under him.

### **Withdrawal.**

Section 2014-1. A member may withdraw his unpledged shares at any time by giving thirty days' written notice of such intention, and shall then be entitled to receive the amount of dues paid in by him, and such proportion of the profits as the by-laws may prescribe, less all fines, charges and losses accrued or contingent to the time of the notice of withdrawal, as the board of directors may determine, with no interest or profits from the time of such notice; but at no time shall more than one-half of the funds in the treasury be applicable to the demands of withdrawing members without the consent of the directors.

### **Deceased members.**

Section 2014-2. Sixty days after the death of a member his legal representatives shall be paid the full amount of dues paid in and interest thereon, less all charges due on his stock; provided, that within such time, if the shares be pledged for a loan, the same be fully repaid. No fine shall be charged to a member's account after his decease unless future payments on such shares be assumed by his legal representatives.

### **Matured stock.**

Section 2014-3. When the stock in any series shall have reached its matured value payment of dues thereon shall cease and all borrowers in such series shall be entitled to have their securities cancelled and returned to them. The holder of unpledged shares in such series shall be paid out of the funds of the association the matured value thereof, with such rate of interest as shall be determined by the by-laws, from the time the directors shall declare such series to have matured until paid. And when such maturity is reached between the dates of adjustment of profits, the holders of all the shares in such series shall, in addition to the value thereof, be entitled to interest at such rate as



## MUTUAL BUILDING AND LOAN ASSOCIATIONS.

7

may be fixed by the by-laws for all full months from the date of the preceding adjustment; provided, that at no time shall more than one-half of the monthly receipts of the association be applicable to the payment of matured shares without consent of the directors; but they may, at any time before maturity, retire unpledged shares by enforcing the withdrawal of the same as prescribed in the by-laws and articles of incorporation.

### Loans.

Section 2014-4. At stated meetings the money in the treasury shall be offered for loan in open meeting, and the member who shall bid the highest premium for the preference or priority of the loan shall be entitled to a loan for the full amount of each share of stock held by him, with interest at such rate as may be fixed by the by-laws. The premium bid may be a certain sum or percentage on the loan, to be deducted in advance from the loan, or to be paid by certain periodical installments during the existence of the loan as the by-laws may prescribe; provided, that the offer in open meeting may be dispensed with when the by-laws prescribe a fixed rate of interest and premium or a different method of bidding.

### Mortgages; pledges.

Section 2014-5. For every loan made a non-negotiable note or bond, secured by mortgage upon real estate situated in the county where such association is located, unincumbered except by prior loans of such association, shall be given, accompanied by a pledge to the association of the shares borrowed upon; provided, that any association heretofore organized may make loans upon real estate situated outside of the county where such association is located if authorized thereto by its articles or by-laws. Such mortgage shall have priority over all liens upon the mortgaged premises and the building and improvements thereon which shall be filed subsequent to the recording of such mortgage. The directors, in their discretion, may dispense with said mortgage when the withdrawal value of the shares borrowed upon shall exceed the amount borrowed and interest thereon for six months. If the borrower neglect to offer security satisfactory to

the directors, within the time prescribed by the by-laws, his right to a loan shall be forfeited and he shall be charged with one month's interest and premium at the rate bid by him and any expense incurred, and the money may be reloaned.

### **Payment of loans.**

Section 2014-6. A borrower may repay his loan at any time. He shall be charged with the amount of the original loan and interest, premium and fines in arrears; be given credit for the withdrawal value of his shares pledged as security, and in cases where the premium was deducted from the loan in advance, with such proportion of the premium so deducted as the part of the term unexpired bears to the whole term of the loan. The balance shall be received in full satisfaction of said loan, and the shares thus credited be cancelled and revert back to the association. All settlements made at periods intervening between stated meetings of the directors shall be made as of the date of such meeting next succeeding such settlement. A borrower may repay his loan at his option without claiming credit for said shares, whereupon said shares shall be re-transferred to him freed from all claim by reason of said loan. Partial payments of loans may be made in a sum equal to the par value of one share or any multiple thereof, and for each such sum one share of stock shall be released from pledge.

### **Loan due when; forfeiture.**

Section 2014-7. Whenever a borrower shall be six months in arrears in the payment of his dues, interest or premium his whole loan shall become due and payable without deduction of any premium paid; his pledged shares may be declared forfeited and their withdrawal value at the time of the first default applied as a payment on the loan; the balance with interest and premium, fines and other charges thereon from the time of the first default, may be enforced by proceedings on his security according to law. When the amount thus collected exceeds the amount due the excess shall be returned to the defaulting borrower; the money received shall be reloaned at any subsequent meeting.

**Members; voting.**

Section 2014-8. Any person of full age and sound mind may become a member of such association in such manner as may be prescribed in the by-laws; but no person shall become the owner of more than one hundred shares. Shares may be issued to minors above the age of fourteen years, who shall then be subject to the same duties and liabilities as adult members, and such shares, in the discretion of the directors, may be withdrawn by such minor, his parent or guardian, and in either case the payment made on such withdrawal shall be valid, as well as in relation to payments on shares forfeited, retired or matured. Minors under fourteen may hold by trustee or guardian. Each member shall have one vote for each share held, and the by-laws may prohibit voting by proxy.

**Taxation.**

Section 2014-9. The real estate owned by such local association shall be assessed for taxation.

**Expense; contingent fund; dividends.**

Section 2014-10. Quarterly, semi-annually or annually, as may be specified in the by-laws, the gross earnings of the association shall be ascertained, from which shall first be deducted the expenses of the association, and from the balance shall be set aside at least five per cent. as a fund for the payment of contingent losses. The balance of the profits shall be declared as a dividend, and the proportionate amounts may be placed to the credit of holders of installment stock, and holders of paid up stock may receive their dividend in cash (as provided in the by-laws); provided, that if at the time of such dividend period there be not a sufficient amount in the contingent fund for the payment of losses then existing, no dividend shall be declared until all losses have been fully paid. Before any dividend shall be declared, at least five per cent. of the net profits shall be set aside as a fund for the payment of contingent losses, until such fund reaches at least five per cent. of the outstanding loans. All losses shall be paid out of such fund until the same is exhausted, and whenever said fund falls below five per cent. of the loans

aforesaid it shall be replenished by regular appropriations of at least five per cent. of the net earnings, as hereinbefore provided, until it again reaches said amount. At the close of each fiscal year, and at such other time as the bank examiner may direct or the board of directors may determine, it shall be the duty of the president to appoint a committee of five, three of whom shall be members of the board of directors, and two shall be stockholders, not directors, the duty of which committee shall be to schedule the assets of the association, fix their value and determine any losses which may have been sustained, and make a report of all their findings to the board of directors. It shall thereupon be the duty of the board of directors to charge off all losses so reported, and if there be not a sufficient amount in the contingent fund and the net profits for the period for the payment of such losses, then such losses, or the balance unpaid, shall be apportioned according to the number of all shares outstanding, and the proportionate amount shall be charged to each member.

### **By-laws.**

Section 2014-11. The by-laws of such local association must specify: The manner in which persons may become and cease to be members; the number of shares a member may own, hold and transfer; the terms on which certificates for shares are to be issued, the form thereof and the fees therefor; the manner and condition of transfer of shares and fees therefor; the manner of renewing lost or destroyed certificates and fees therefor; the time and manner of paying and the amount of dues, fees, interest, premiums and other charges; the fines for non-payment of any sum due or for other defaults or violation of rules; what, if any, interest shall be allowed on dues paid in advance; how shares in default may be forfeited and disposed of; how shares may be withdrawn, the fees to be charged therefor and the proportion of the profits payable on such withdrawal; the regulations as to retiring shares and the amount to be paid holders thereof; the method of bidding for loans and the terms and conditions upon which loans may be obtained, paid and cancelled; provisions for the custody and handling of securities and the banking and checking of funds; when and how meetings shall be called and held

and what shall constitute a quorum; the number of votes members may cast, and whether voting by proxy be permitted; the election and removal of officers, the filling of vacancies, defining their duties and fixing remuneration; and provide such other rules and regulations, not inconsistent with law or the articles of incorporation, as the business of the association may require.

### **Duty of Bank Examiner.**

Section 2014-12. All associations formed under this or other similar law, or authorized to transact in this state a business similar to that authorized to be done by this chapter, shall be under the control and supervision of the bank examiner. Every such corporation, on the thirty-first day of December of each year, shall make a full and detailed report of its business done the preceding year, and of its condition on such date, in such form and containing such information as said examiner may prescribe, and shall file with him a true and verified copy thereof within thirty days thereafter; accompanying the same shall be attached a copy of the statement of the association at the close of its last fiscal year, and an affidavit of the secretary of said association showing that a true copy of said statement was delivered or mailed to each member. If any such association shall fail or refuse to furnish the report herein required it shall forfeit the sum of ten dollars per day for each and every day such report shall be withheld, and said examiner may maintain an action in the name of the state to recover such penalty and the same shall be paid into the state treasury.

### **Examinations.**

Section 2014-13. Once every two years the said examiner shall make or cause to be made an examination into the affairs of all such associations and for that purpose shall have full access to, and may compel the production of, all their books, papers, securities and moneys, administer oaths to and examine their officers and agents as to their affairs. Special examinations shall be made upon written request of five or more members, they guaranteeing the expense of the same; otherwise, the actual and necessary expenses of such examinations shall be paid out of the

state treasury. Any such association refusing to submit to an examination ordered or requested shall be reported to the attorney-general, who shall institute proceedings to have its charter revoked, which refusal shall be cause for such revocation.

### **Ouster.**

Section 2014-14. Should the examiner find any such association conducting its business contrary to law he shall notify its board of directors in writing of the fact, and if, after thirty days, such illegal practice continues he shall report the facts to the attorney-general, who shall cause proper proceedings to be instituted to revoke its charter. Should he find that the affairs of any such association are in an unsound condition and that the interests of the public demand the dissolution thereof and the winding up of its business he shall so report to the attorney-general, who shall institute the proper proceedings for that purpose.

### **Dissolution.**

Section 2014-15. The articles of incorporation or the by-laws may provide for the time and terms of the dissolution of the association, and in case of dissolution the directors may, by majority vote, be authorized to sell and transfer its mortgage securities and other property to another association, person or persons.

### **Examiner's report.**

Section 2014-16. Said examiner shall annually, at the earliest practicable date after the reports are received, make a report to the governor of the general conduct and condition of all building and loan associations doing business in this state, including the information contained in such reports, arranged in tabular form, together with such suggestions as he may deem expedient. He shall also report the names and compensation of employees and other expenses in relation to such association, the whole amount of the income and the sources whence derived. One thousand copies of said report shall be printed; each local association shall be entitled to three copies, the remainder to be for general distribution.

## FOREIGN ASSOCIATIONS.

**Deposit.**

Section 2014-17. No foreign building and loan association ~~and~~ no foreign association or corporation representing itself to be a building and loan association or doing business on the building-society plan, and no association or corporation organized under the laws of any other state or territory and doing business in the manner provided for mutual loan and building associations by this chapter or upon any similar installment plan shall issue its shares, receive moneys or transact any business in this state unless such association shall have and keep on deposit with the state treasurer, in trust for the benefit and security of all its members in this state, one hundred thousand dollars to be held in trust as aforesaid until all shares of such association held by residents of this state shall have been fully redeemed and paid off and until its contracts and obligations to persons and members residing in this state shall have been fully performed and discharged; the securities comprising such deposit shall first be approved by the bank examiner under the same rules and regulations governing the approval of securities of insurance corporations; and upon such deposit being made the state treasurer shall issue a certificate therefor, and thereupon the bank examiner may issue his certificate of authority to said association to transact business in this state.

**Same.**

Section 2014-18. The deposit to be made with the state treasurer by any foreign association may consist of bonds or treasury notes of the United States, or bonds of this or any other state, or any city, town or county of this state or of any other state having authority to issue the same, or mortgages being first liens on real estate located in this state. All dividends and interest which may accrue on securities held by the state treasurer and all dues and monthly payments which become payable on stock pledged as security for loans, the mortgages for which are on deposit with him, may be collected and retained by the association.

depositing such securities or mortgages so long as such association remains solvent and performs all contracts with its members. Any securities on deposit as provided herein, if approved by the bank examiner, may from time to time be withdrawn if others of equal value and of the character named in this section are substituted therefor. If any such securities shall depreciate in value new ones must be added, so that the deposit may at all times be kept good and of the value of one hundred thousand dollars, and it shall be the duty of the bank examiner to revoke the certificate of authority of any such association whenever there exists an impairment of such deposit for a period of more than thirty days after due notice to the association given by such examiner.

#### **License.**

Section 2014-19. No foreign building and loan association shall do business in this state without having first paid the fees prescribed in this chapter and obtained from the state treasurer a certificate that the deposit required by this chapter has been made, and from the bank examiner a certificate of authority or license authorizing it to do business in this state, stating that such association has complied with all the provisions of this chapter; and such certificate shall be in force one year unless sooner revoked, and shall be renewed from year to year, and unless so renewed and continued in force such association shall not do business in this state.

#### **Conditions precedent.**

Section 2014-20. Every foreign building and loan association, before commencing to do business in this state, shall:

1. File with the bank examiner a duly authenticated copy of its charter or articles of incorporation and by-laws, of its certificates of shares and of all printed matter issued by it.
2. File with the bank examiner a certificate of the state officer having charge and supervision of such associations in the state in which incorporated, certifying that such association is legally incorporated and authorized to transact business, and that similar associations incorporated under the laws of this state are permitted and licensed to transact business in such state.



8. Pay to the bank examiner twenty-five dollars for filing the papers mentioned in this section. Before granting a license to any such association organized or incorporated under the laws of any other state or foreign government (he) shall require that every such association shall file in writing an appointment of the bank examiner or his successor in office as the attorney upon whom any summons, notice or process of any court of this state may be served and stipulate that service of any such summons, notice or process upon such attorney, in any action brought upon any cause of action arising out of any business or transaction in this state, shall be accepted irrevocably as a valid service upon such association, and copies of said appointment, certified by the bank examiner, shall be deemed sufficient evidence of his authority to accept service as the attorney on behalf of any such association. Each such association shall agree, in such appointment of attorney, that the license granted by the bank examiner shall cease and be revoked in case such association shall remove or make application to remove into any court of the United States any action or proceeding commenced in any court of this state upon a claim or cause of action arising out of any business or transaction done in this state, and it shall be the imperative duty of the bank examiner to revoke any and every authority, license or certificate granted to any such association violating the provisions of this section, and no such association shall have its license or certificate of authority renewed for three years after such revocation, and shall agree that in the event of revocation of license such appointment of the bank examiner shall continue for the purpose of serving process for beginning actions upon any certificate of stock or liability incurred or contracted in this state while it transacted business therein, so long as any liability shall exist. When legal process against any such association is served upon the bank examiner he shall immediately notify the association of such service by letter and inclose a copy of the process served on him to said association or to any person designated by the officers thereof in writing. The plaintiff, for each process so served, shall pay to the bank examiner, at the time of such service, a fee of two dollars, which shall be recovered by the plaintiff as a part of the taxable costs if he prevail in the suit.

The bank examiner shall keep a record of all process served on him, which record shall show the day and hour when such service was so made, and all the fees received by him on account of the service of such process shall be paid into the state treasury.

### **Retaliatory taxes, etc.**

Section 2014-21. When, by the laws of any other state or territory, any taxes, fines, penalties, licenses, fees, deposits, money, securities or other obligations or prohibitions are imposed on building and loan associations of this state doing business in such other state or territory or upon their agents therein, so long as such laws continue in force, the same obligations and prohibitions, of whatever kind, shall be imposed upon all building and loan associations of such other state or territory doing business in this state and upon their agents here.

### **Definition.**

Section 2014-22. The name building and loan association, as used in this chapter, shall include all societies, organizations or associations doing a saving and loan or investment business on the building association plan, whether mutual or otherwise, and whether issuing certificates of stock or bonds, or any other evidence of indebtedness, whether the time of maturity be fixed or not.

### **Examination; fees.**

Section 2014-23. The bank examiner, before granting a license, shall examine or cause to be examined every foreign building and loan association applying for permission to transact business in this state, and every such association shall pay the same fees and make such annual report as is required of local associations, comply with all laws applicable to such associations and be subject to the same penalties.

### **Agents; fee.**

Section 2014-24. No person shall act as the agent or representative of any foreign building or loan association until after he shall, at the request of such association, have procured from

the bank examiner a license reciting the fact that such association is authorized and licensed to transact business in this state and has complied with all lawful requirements. The fee for such license shall be ten dollars, and the license shall continue in force, unless sooner revoked by the examiner, during and until the close of the fiscal year of the association.

### **Withdrawing securities.**

Section 2014-25. Any foreign building and loan association, having made the deposit of securities required by this chapter and desiring to withdraw the same or any of them without depositing securities of like character and amount, or desiring to discontinue its business or withdraw from the state, may do so by complying with the following provisions: File with the bank examiner a statement reciting the reasons for desiring to withdraw such securities and the amount to be withdrawn; and the examiner shall thereupon examine such association and determine the amount of its liabilities on account of all agreements or contracts outstanding with residents of this state, and if convinced that the interests of such residents will not be injured or jeopardized by such withdrawal shall cause to be published in three newspapers in this state for three weeks, at the expense of the association, notice of such request for the withdrawal of such securities, and if no written objection is filed by any resident of this state holding any share, certificate, bond or other evidence of indebtedness of or against such association within one week after the last date of the publication of such request the bank examiner shall issue a certificate certifying to the state treasurer the amount of liabilities, if any, existing in this state and the amount of securities such association shall be permitted to withdraw, and upon filing a receipt for such amount the association shall be permitted to withdraw the same; provided, that there shall remain at all times a sufficient deposit to protect residents of this state holding shares, certificates, bonds or other evidences of indebtedness of or against such association and that such deposit shall decrease only as the liabilities of such association decrease on account of such residents.

**Receivership.**

Section 2014-20. It shall be the duty of the bank examiner, upon evidence furnished to him that any foreign building and loan association not authorized to transact business in this state has failed or refused to pay any final judgment rendered against it in any court of this state, to take such steps as may be necessary to secure the appointment of a receiver therefor. All expenses incurred by the examiner in carrying out the provisions of this section, when certified to the secretary of state as actually necessary, shall be paid out of the general fund.

**Agent of building and loan association.**

Chapter 185, Section 4575f. Any person who shall act as the agent for any unauthorized building and loan association in this state, or sell or dispose of any shares, certificates, bonds or other evidences of indebtedness of or for any such unauthorized association, not licensed to transact business in this state, and any person who shall act for any such unauthorized association or in any manner aid in the transaction of the business of such association in this state shall be guilty of a misdemeanor and be punished by a fine of not less than one hundred dollars nor more than five hundred dollars for each offense, and shall be personally liable for any sum or sums received by him for or on behalf of such unauthorized association.

## INVESTMENT ASSOCIATIONS.

**Investment associations, etc., to comply with building and loan association laws.**

Chapter 374, Laws of 1903. Section 1. Section 1 of chapter 216, laws of 1899, is hereby amended so as to read as follows:

Section 1. No foreign person, and no foreign co-partnership, association or corporation, heretofore organized or which may hereafter be organized, doing business as a so-called investment, loan, benefit, trust or guarantee company, for the licensing, control and management of which there is no law now in force in this state, and which such person, co-partnership, association or corporation shall solicit payments to be made either in a lump sum or periodically or on the installment plan, issuing therefor so-called bonds, shares, coupons, certificates of membership or other evidences of obligation or agreement or pretended agreement to return to the holder thereof money or anything of value at some future date, shall solicit nor transact any business in this state unless such person, co-partnership, association, or corporation shall have first complied with all the provisions prescribed in chapter 93 of the statutes of 1898 required of foreign building and loan associations authorized to do business in this state.

**Supervision of such associations, etc.**

Section 2. Section 2 of chapter 216, laws of 1899, is hereby amended so as to read as follows:

Section 2. All provisions of said chapter 93 with respect to the supervision, control and conditions upon which foreign building and loan associations are permitted to do business in this state are hereby made applicable to and imposed upon persons, co-partnerships, associations or corporations described in the first section of this act.

**Penalty.**

Section 3. Section 3 of chapter 216 of the laws of 1899, is hereby amended so as to read as follows: Any person, corporation or association who shall act as agent or solicit business for any such person, co-partnership, corporation or association or who shall solicit membership in any such co-partnership, corporation or association, not authorized to do business in this state, shall be deemed guilty of a misdemeanor and upon conviction thereof shall be punished by fine of not less than one hundred dollars nor more than one thousand dollars, or by imprisonment in the county jail, not less than three months, nor more than one year, or by both such fine and imprisonment.

---

**Bank Examiner; terms defined; powers and duties conferred.**

Chapter 429, laws of 1903. Section 1. The words "bank examiner," wherever they shall appear in any statutory act of the state of Wisconsin, shall be construed to mean commissioner of banking, and all the powers and duties, authorized and prescribed by law, for the bank examiner, are hereby conferred upon the commissioner of banking.











UNIVERSITY OF MICHIGAN



3 9015 06709 8775

